



Cherbourg Aboriginal Shire Council Planning Scheme



QUEENSLAND
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Cherbourg Aboriginal Shire Council Planning Scheme

- Our Future Starts Today -



Foreword

Our Future Starts Today! In late 2010, Council chose these words to communicate the journey of preparing Cherbourg's first ever planning scheme. On this journey, you, the community, told us what type of future you wanted and how planning for future development in Cherbourg will achieve this vision.

You told us:

- Cherbourg is '*home*' and means '*family*'.
- We are unified and embrace Cherbourg being '*many tribes, one community*'.
- We hear the voices of our elders and youth. We need to respect our elders and listen to what our youth want, as they are the future.
- We want strong economic growth which allows the community to be self-sufficient.
- *Connection to Country* is important and we need to protect areas of historical, cultural and environmental importance.

Today, we present to the community the completed Cherbourg Aboriginal Shire Council Planning Scheme. The Cherbourg Planning Scheme includes what you told us for our vision for future development. We encourage everyone to be aware of and use this document. It is through using this document, that we breathe life into the Planning Scheme.

In preparing this document Council would like to thank the elders, traditional owners, the current and previous Council, the Ration Shed Museum and Historical Precinct, students and teachers at Cherbourg State School and everyone who gave their time and feedback. In particular, Council would like to pay their respects and thank the late Aunty Beryl Gambrill. This planning scheme is dedicated to her contribution to our community and her legacy which lives on in the opportunities she dreamed possible for our future generations.



Mayor Ken Bone

Cherbourg Aboriginal Shire Council – Mayor, Councillors and CEO



Cherbourg Aboriginal Shire Council (30th November 2012

Back Row (from left): Warren Collins (CEO), Gordon Wragge (Cr. And Deputy Mayor).

Front Row (from left): Rorey Boney (Cr.), Kenny Bone (Mayor), Christine Stewart (Cr.)

Apology: Duncan Cobbo (Cr.)

Acknowledgement

The Cherbourg Aboriginal Shire Council would like to acknowledge the contribution to this planning scheme made by a very special Wakka Wakka Elder – Aunty Beryl Gambrill. Aunty Beryl Gambrill was a much loved and respected Elder who was very committed to her community. She willingly gave up her time on countless occasions in support of her community.

It is thanks to Aunty Beryl's willingness to give her time and share her knowledge that this planning scheme has been made possible. In particular, many of the places shown on the 'places of historical importance' map (see SFM 004) were identified through Aunty Beryl's knowledge of Cherbourg's history.

This planning scheme is dedicated to the people Aunty Beryl gave up her time for – the current and future generations who call Cherbourg home.



Aunty Beryl Gambrill

Citation and commencement

This planning scheme may be cited as the Cherbourg Aboriginal Shire Council Planning Scheme.

A notice was published in the Government Gazette No. 13th September, 2013 for the amended planning scheme for the shire of Cherbourg.

The commencement date for the planning scheme was 1 October 2013.

Amendments to the planning scheme are included at Appendix 2.

Community statement – our future starts today

The Cherbourg Aboriginal Shire Council, with the people of Cherbourg, has prepared a plan for the community of Cherbourg, called the *Cherbourg Community Plan 2010 – 2020*. It *'puts together what was said by our people, what was done by our Council and what we both have to do to turn things around in Cherbourg'*. It sets the way forward for what the Cherbourg community wants to achieve for the future.

The aspirations, values and beliefs outlined in the community plan's mission statement and community vision (shown below) are reflected in the Cherbourg Aboriginal Shire Planning Scheme.

Mission Statement

To develop the independence and uniqueness of our community, whilst maintaining respect and integrity in our culture and country for the future.

Community Vision

The Cherbourg Aboriginal Shire Council and the Cherbourg community will strive to:

- *Provide a clean, safe and healthy community. We will work to improve the health and well-being of our people;*
- *Consistently encourage, lead and support the community to become self reliant/independent;*
- *Assist youth to determine their future through self-respect, education, training, cultural and traditional values; and*
- *Providing a caring, respectful and safe environment for our elders.*

Whilst respecting and upholding local traditional, cultural and (foundational, religious, Spiritual, Christian) values and beliefs, we will strive to maintain our identity, our culture and respect for each other.

This planning scheme is for the Cherbourg Aboriginal Shire Council and the people who make up the Cherbourg community.

The future of Cherbourg starts today.

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About the planning scheme

Part 1



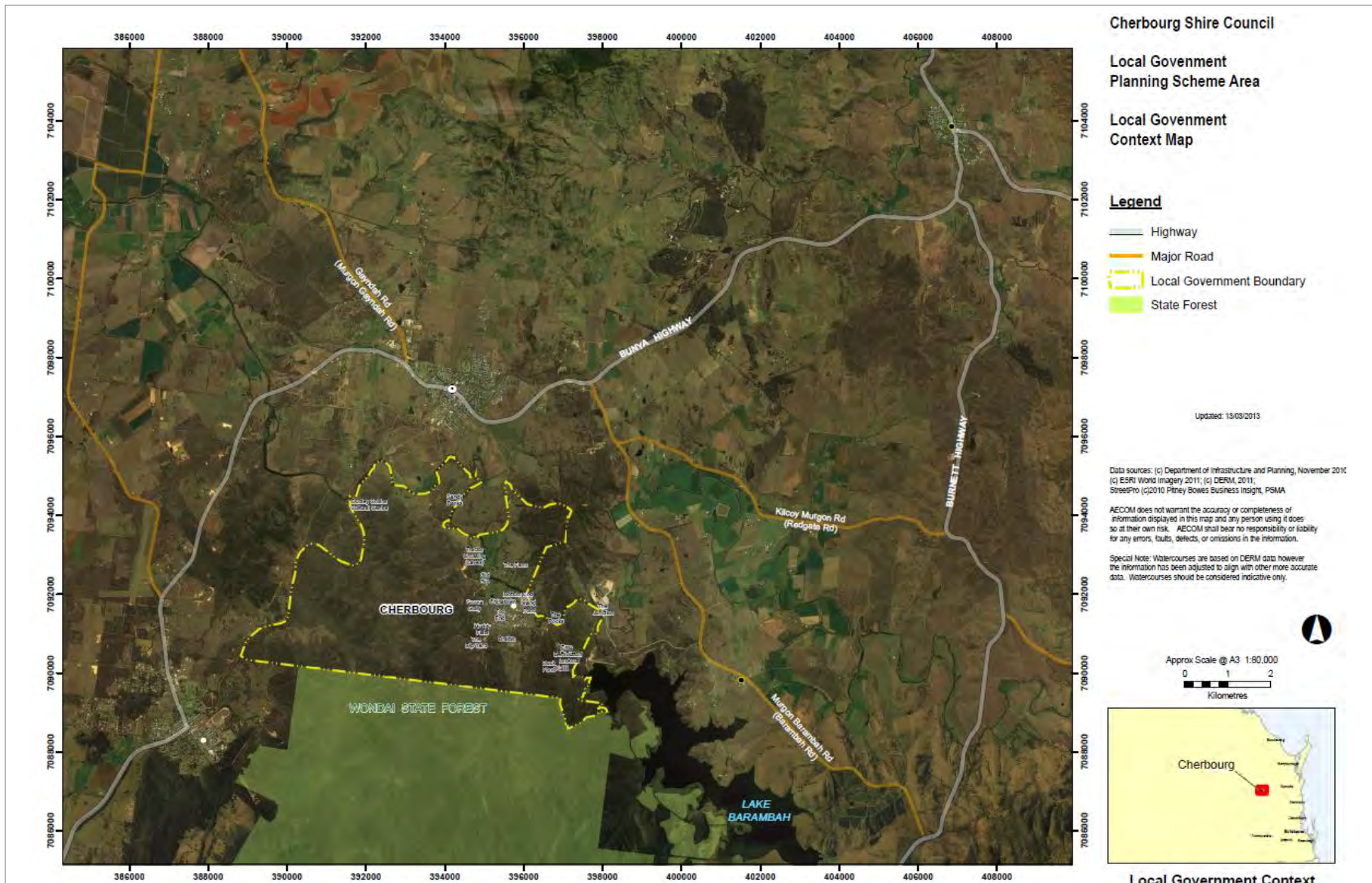
Part 1 About the planning scheme

1.1 Introduction

- (1) The Cherbourg Aboriginal Shire Council Planning Scheme has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 5 February 2018.
- (3) In seeking to achieve this purpose, the planning scheme sets out Cherbourg Aboriginal Shire Council's intention for the future development in the planning scheme area, over the next 25 years.
- (4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a 25 horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (6) The planning scheme applies to the planning scheme area of Cherbourg Aboriginal Shire Council including all premises, roads and internal waterways and interrelates with the surrounding local government areas illustrated in Map 1.

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

Map 1–Local government planning scheme area and context



1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
 - (a) about the planning scheme
 - (b) state planning provisions
 - (c) the strategic framework
 - (d) the local government infrastructure plan
 - (e) tables of assessment
 - (f) the following zones:
 - (i) community facilities
 - (ii) environmental management and conservation
 - (iii) general residential
 - (iv) industry
 - (v) limited development (constrained land)
 - (vi) local centre
 - (vii) recreation and open space
 - (viii) rural.
 - (g) the following development codes:
 - (i) accommodation activities code
 - (ii) business activities code
 - (iii) industry activities code
 - (iv) rural activities code
 - (v) reconfiguring a lot (subdivision) code
 - (vi) town infrastructure and services code
 - (vii) natural hazards code
 - (viii) looking after country code
 - (h) schedules and appendices.
- (1) The following planning scheme policies support the planning scheme:
 - (a) Heritage Buildings Planning Scheme Policy 5.1
 - (b) Pest Plants (weeds) Planning Scheme Policy 5.2
 - (c) The Cherbourg People Having a Say Planning Scheme Policy 5.3
 - (d) The Farm Preferred Concept Plan Planning Scheme Policy 5.4.

1.3 Interpretation

1.3.1 Definitions

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

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

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

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

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title 'note' and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—This is an example of a note.

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

Footnote¹—See example at bottom of page.

1.3.3 Punctuation

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

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

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

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

1.4 Categories of development

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

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

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

Editor's note—a development approval is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribe assessable development.

¹ Footnote—this is an example of a footnote.

- (c) prohibited development.

Editor's note—a development application may not be made for prohibited development. Schedule 10, part 4 of the Regulation prescribes prohibited development.

Editor's Notes:

Further explanation in relation to categories of development and assessment are as follows:

Accepted:	<i>means no planning approval is needed.</i>
Accepted subject to requirements:	<i>means the proposed development needs to comply with all relevant accepted subject to requirements outcomes listed in this section (Part 5) of the scheme.</i>
Code assessment:	<i>means the proposed development needs to comply with all relevant codes listed in this section (Part 5) of the scheme.</i>
Impact assessment:	<i>means the proposed development must comply with the planning scheme as a whole.</i>
Prohibited development:	<i>means development is not allowed under the planning scheme.</i>

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

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

1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:
- relevant assessment benchmarks or requirements for accepted development specified in the Planning Regulation prevail over the planning scheme to the extent of any inconsistency
 - the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment
 - zone codes prevail over use codes and other development codes to the extent of the inconsistency

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

1.6 Building work regulated under the planning scheme

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

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

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*

- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

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

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

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

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

1.7 Local government administrative matters

There are no local government administrative matters for the planning scheme.

State planning provisions

Part 2



Part 2 State planning provisions

2.1 State planning policy

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

State interests in the state planning policy appropriately integrated

- Liveable communities
- Housing supply and diversity
- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism
- Biodiversity
- Cultural heritage
- Water quality
- Emissions and hazardous activities
- Natural hazards, risk and resilience
- Energy and water supply
- State transport infrastructure

State interests in the state planning policy not integrated

Nil

State interests in the state planning policy not relevant to Cherbourg Aboriginal Shire Council

- Coastal environment
- Strategic airports and aviation facilities
- Strategic ports

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

2.2 Regional plan

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

2.3 Regulated requirements

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

Editor's note—the planning scheme reflects the Queensland Planning Provisions Version 4.0 dated January 2016.



Strategic framework

Part 3

Part 3 – Strategic framework



Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent
 - (b) the following five themes that collectively represent the policy intent of the scheme:
 - (i) our people
 - (ii) how we use our land
 - (iii) looking after country
 - (iv) strong economy
 - (v) town infrastructure and services
 - (c) the strategic outcome(s) proposed for development in the planning scheme area for each theme
 - (d) the element(s) that refine and further describe the strategic outcome(s)
 - (e) the specific outcomes sought for each, or a number of, elements
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Strategic intent

A past resident of Cherbourg returns home in the year 2036 and sees...

Our people

The people of Cherbourg are ***unified*** and now much more ***self-sufficient*** than they have been in the past. They have ***come from a number of different tribes and now choose to live together in Cherbourg.***

All individuals in the community have ***equal ability to access services*** and opportunities that support community life. The community is ***strong, informed and resilient*** and are able to take action to address issues that will improve their social and cultural environment.

The history, culture and traditional customs of Cherbourg and its people are respected and celebrated by local people, as well as visitors, and ***although the sad history of Cherbourg is acknowledged, Cherbourg people look to the future with optimism.***

Young people and older people are an important part of the Cherbourg community. Young people are able to determine their own future through self-respect, education, training, and cultural and traditional values, while elders are provided with a caring, respectful and safe environment.

Cherbourg's location near Murgon provides opportunities for a cooperative approach to planning, development, employment and service delivery.

The ***people of Cherbourg take pride in their Aboriginality*** and have connections with people from other Aboriginal communities.



Footprints near the Ration Shed

How we use our land

The ***main township, located along Barambah Creek, continues to be the hub of activity*** for Cherbourg. The township has grown over the past 25 years and ***new, well designed, quality housing*** has been constructed within the township and in an area directly south of the 'top end'.

On the opposite side of Barambah Creek, in the area known as '***The Farm***', there is new housing and separate industrial buildings near the old dairy. I see the new buildings are connected to the main township by a new road and walking/cycling path. It is good to see that with new housing, ***overcrowding is not so much of a problem anymore***.

The main township and The Farm are surrounded by natural areas that are protected for the many environmental features and natural resources the country provides. These areas ***supports a range of employment and enterprise opportunities, such as tourism and agriculture***.

The ***people of Cherbourg take pride in their town*** and the land that surrounds it. The town and the land around it is clean, safe and well looked after.



View of our town from Emu Farm

Looking after country

The **people of Cherbourg are connected to their country** and take great care to protect the many environmental features and natural resources their country provides. **Barambah Creek is an important place** and the people of Cherbourg have a special connection to it.

There are many other **special places** that have **environmental, historical and cultural significance** to the Cherbourg community, which have been protected from inappropriate development. Some of these include forests, woodlands, vegetated areas, habitat for native fauna, creeks, rivers and water catchments. The people of Cherbourg continue to use these areas for cultural practices and for recreation.

The **bush and farming areas** that surround the township of Cherbourg, as well as other natural features, provide important natural resources, environmental values and views and **are important to the character of Cherbourg**.



Bunya tree on Barambah Avenue

Strong economy

In 2036, there are many **more enterprises and employment opportunities** available in Cherbourg and many local people are employed by local businesses. The previous reliance on Murgon for local shopping and service needs has greatly reduced and **in 2036, most of the community's needs are accommodated within the community.**

The growth in economic activity over the past 25 years has focussed around the key areas of:

- (a) tourism activities linking in with The Ration Shed Museum and Historical Precinct, Bert Button Lookout and the Dudley Collins Cultural Centre;
- (b) continuation and expansion of regional farming areas;
- (c) introduction of new industry enterprises at The Farm;
- (d) additional retail shops and offices to serve local needs, primarily located along Barambah Avenue;
- (e) enterprises that celebrate and promote local Aboriginal art and cultural activities.

Training and educational programs are connected to employment opportunities and are available to assist people looking for local work and/or aspiring to start new local enterprises.



The old dairy



The Ration Shed

Town infrastructure and services

It is good to see that ***infrastructure and services needed to support the Cherbourg community are available to all members of the community*** and adequate to meet the community's needs in 2036. The sewage treatment plant has been upgraded and now has adequate capacity to service the community effectively in 2036.

Infrastructure needed to provide urban services (including water supply, sewage treatment, electricity, waste collection, landfill and recycling) are located and designed to limit nuisances to local people. For visitors arriving in Cherbourg, ***it is not immediately obvious where this infrastructure is located***, as it is hidden from view

A ***new shared walking and cycling path connects the main township*** of Cherbourg to The Farm and Murgon and is a safe option for travel. Footpaths are also provided within the main township and bush walking tracks near the township are often used for recreation.

The ***people of Cherbourg still share a love of sport***, particularly footy! A lot of young people are involved in sport. It brings them a sense of achievement and pride.

The hub of sporting activity is still focussed around the Les Stewart Snr Memorial Sports Complex and the footy fields near Barambah Creek. Sporting and recreation facilities meet the needs of the community, are ***well used, well maintained and are clean and safe***. Parks and playgrounds are available in central locations where they can be overlooked by the surrounding community.



Our water supply treatment facility



Wakka Wakka Park

3.3 Our people

Local Context

Our Community – The people of Cherbourg have been brought together by a common history, a shared culture and sense of pride in their Aboriginality. The community is made up of people from many tribes and together they form one community.

Although the sad history of Cherbourg is acknowledged, Cherbourg people look to the future with optimism.

The people of Cherbourg have a strong connection to Cherbourg and to one another.

Population Estimates – Anecdotal and official information about Cherbourg's population show that:

- (a) it is commonly accepted by the people of Cherbourg that around 2,000 people were living in Cherbourg in 2011 and this number increases considerably during holidays and sorry business times. This number is much higher than official figures, which estimate a population of up to 1,284 people for the same year;
- (b) anecdotal information indicates there are former residents of Cherbourg living in neighbouring Murgon and Wondai, who may return to Cherbourg if housing became available; and
- (c) the age profile of the Cherbourg community is very different to the broader Wide Bay Burnett region. It is estimated that almost half of the Cherbourg community are aged 19 years or younger and a comparatively small proportion are aged 65 years and over.

Community Facilities – A wide range of community facilities and services are available in the community including Cherbourg Hospital, Cherbourg Community Health Centre, Cherbourg Youth Justice Service (Jumbunna Centre), Barambah Health Services, Ny-Ku Byun Aged Care, Cherbourg Primary School, Wunjuada Rehabilitation Centre, Mudjimba Women's Shelter, Gundoo Child Care Centre, Nurunderi TAFE, Cherbourg Respite Centre, court house and post office.

Sport and Recreation – Sporting and recreation facilities, such as the Les Stewart Snr Memorial Sports Complex and the football fields near Barambah Creek, are important pieces of infrastructure in Cherbourg. These facilities are central to the Cherbourg lifestyle and provide a focal point for community activity.



Students at Cherbourg State School

3.3.1 Strategic outcomes

Healthy and Active People

- (1) Healthy food options and facilities to support informal and formal recreation and sporting activities are available in the community to support healthy lifestyles and eating habits.

Cherbourg's Heritage

- (2) Cherbourg's heritage, including its history, traditions and cultural practices are valued, respected and celebrated by local people as well as visitors.
- (3) Locations that have heritage significance to the people of Cherbourg are protected for current and future generations. Where appropriate, these areas are enhanced by development.
- (4) The Cherbourg Ration Shed and Historical Precinct represents an important connection to Cherbourg's history. The continuation and future expansion of this precinct is supported.
- (5) Buildings that have historical significance are conserved and where possible, restored and reused.

Community Facilities

- (6) Community facilities provide quality services to adequately meet the level of need in the community and are adapted to respond to the changing needs of the community.
- (7) Community facilities and services providing education, health and training opportunities are of high importance to the local community and are critical to the community's health, wellbeing and the achievement of self-sufficiency.

Sporting and Recreation Facilities

- (8) Spaces and facilities used for sport and recreation activities, including sporting fields, parks, playgrounds and open space, provide adequate opportunity for all members of the community to participate in informal and formal recreation and sporting activities. These facilities are well maintained, appropriately managed and frequently used by the community.
- (9) The Les Stewart Snr Memorial Sports Complex and the football fields near Barambah Creek are the focus of community sporting events and provide a hub for community sporting activity.

Safety

- (10) Cherbourg is a place where residents feel safe from harm and visitors enjoy staying overnight. Young people, elders and the whole community are provided with a caring, respectful and safe environment.

Equitable Access

- (11) All individuals in the community have equal opportunity to access facilities, services transportation, education and employment.
- (12) Public buildings are built in a way that makes them easily accessible for older and less mobile people.

3.3.2 Element – Healthy and Active People

Healthy and Active People – supporting healthy lifestyles and eating habits are an important focus for the Cherbourg community.



3.3.2.1 Specific Outcomes

- (1) Activities and development that encourage healthy eating and food options, including community gardens, fresh food markets and home food production occur throughout the local government area.
- (2) Development and infrastructure needed to support informal and formal opportunities for physical activity and recreation, including walking and cycling is supported.

Editor's notes—development for the purpose of a market is supported in the Local Centre Zone, Community Facilities Zone and Recreation and Open Space Zone in the tables of assessment provided in **Part 5**.

Recreation activities, other than motor sport, are supported in the Recreation and Open Space Zone and the Rural Zone as per the tables of assessment provided in **Part 5**.



Artwork at the Cherbourg Ration Shed Museum and Historical Precinct

3.3.3 Element – Cherbourg’s Heritage

Cherbourg’s Heritage – Cherbourg’s heritage is valued, respected and protected for current and future generations.



3.3.3.1 Specific Outcomes

- (1) Places, areas, land, landscapes, sites, buildings, works or artefacts that have heritage significance to the people of Cherbourg, including places that provide a connection to the past, or to past or current cultural and traditional practices, are conserved and appropriately protected from development for current and future generations. In locations where some form of development is appropriate, new development is respectful and compatible with, the site’s heritage values.
- (2) Development does not negatively impact on the Cherbourg Ration Shed and Historical Precinct. The ability to expand the precinct and associated activities in the future is not compromised.
- (3) Buildings that have historical significance are conserved and where possible, restored and reused.
- (4) Opportunities to connect people to their history, traditions and culture are encouraged.

Editor’s notes—the term ‘heritage’ is used in this planning scheme to refer to a place, area, land, landscape, site, building, work or artefact that has value to the people of Cherbourg for cultural, historical, traditional or spiritual reasons. These locations may provide a connection to the past, or to past or current cultural and traditional practices.

Due to reasons of confidentiality, information and specific details relating to locations that have heritage value are not recorded in this planning scheme. However, places of historical importance (which may or may not also be locations of heritage value) are identified on Strategic Plan Map SFM-004 (places of historical importance).

Where known, locations of heritage significance are included within a zone that reflects an appropriate categories of development and assessment.

The Cherbourg Ration Shed and Historical Precinct is identified on the Strategic Plan Maps SFM-001a and SFM-001b provided in **Schedule 2** as ‘historical precinct’.

Buildings that are known to be of historical importance are listed in Table 5.7.2. The demolition or partial demolition of these buildings is not permitted (unless the building is structurally unsound) and will trigger an impact assessable development application in the tables of assessment provided in **Part 5**.

Places of historical importance are listed on Strategic Plan Map SFM-004 (places of historical importance) provided in **Schedule 2**. The information provided on this map has been provided by the people of Cherbourg and it is an important record of their history.

It is important that all land users are aware of their obligations under the *Cultural Heritage Act 2003*.

3.3.4 Element – Community Facilities

Community facilities - facilities and services respond to the needs of the Cherbourg community.



3.3.4.1 Specific Outcomes

- (1) Adequate land is available to accommodate community activities over the life of the planning scheme. The encroachment of incompatible uses into these areas does not occur.
- (2) Facilities and services responding to local education, health and training needs are maintained and new opportunities to improve or expand these facilities and services are facilitated.
- (3) Where development to support community activities cannot be accommodated within the areas designated for this purpose due to the particular nature and characteristics of the proposed use, other locations will be contemplated provided that pleasant, safe and attractive living environments are maintained.

Editor's notes—important community facilities are identified as 'Major Community Facilities' on Strategic Plan Maps SFM-001a and SFM-001b provided in **Schedule 2**.



Cherbourg State School

3.3.5 Element – Sporting and Recreation Facilities

Sporting and Recreation Facilities – adequate opportunity is provided for all members of the community to participate in sporting and recreational activities.



3.3.5.1 Specific Outcomes

- (1) New recreation activities or expansions to existing recreation activities, other than motor sport, are supported in designated areas.
- (2) The provision of infrastructure for informal recreation purposes, including walking tracks, playground equipment and horse riding trails, and for rodeos and sporting competitions, are supported in locations that are highly accessible and visible from residential areas.
- (3) Impacts of development on sensitive land uses are managed through adequate separation distances and appropriate siting, design and operation of facilities and infrastructure.
- (4) A range of functional and accessible open spaces, including local parks, are available for the use and enjoyment of residents.

Editor's notes—the Les Stewart Snr Memorial Sports Complex and the football fields near Barambah Creek are identified as 'Major Sport and Recreation' on Strategic Plan Maps SFM-001a and SFM-001b provided in **Schedule 2**.

Other smaller scale sporting and recreation facilities are envisaged in locations outside of the designated area, which is encouraged through the tables of assessment provided in **Part 5**.



Les Stewart Senior Memorial Sports Complex

3.3.6 Element – Safety and Access

Safety and Access – Cherbourg is a safe environment for the whole community and access to facilities, services, transportation, education and employment is equally available to all.



3.3.6.1 Specific Outcomes

- (1) Development location, layout and design promotes overlooking of public spaces.
- (2) Parks, associated playground equipment and public buildings, are located in areas that are highly visible from residential areas and public spaces.
- (3) The location and design of public buildings facilitates easy access by all members of the community, including older, less mobile people and people with disabilities.
- (4) Where possible, additions and renovations to existing public buildings are undertaken to improve accessibility.

Editor's notes—the *Building Code of Australia* (Section D3) sets requirements in relation to non-discriminatory access within buildings and other structures. Building designers should take these matters into account in initial building design. The *Disability Discrimination Act 1992*—Advisory Notes also provides guidance on non-discriminatory access within buildings.



Barambah Health Services

3.4 How we use our land

Local Context

Cherbourg, formerly known as Barambah, is located within the Wide Bay Burnett Regional Planning area, and is surrounded on all sides by the local government area of South Burnett Regional Council. Cherbourg is situated on the traditional lands of the Wakka Wakka Aboriginal people, who used the land for hunting and gathering, fishing and trade, for many thousands of years before the arrival of the first European people.

Much has happened in Cherbourg since the arrival of the first Europeans until today. This history is to be respected and remembered in ways that are appropriate for the people of Cherbourg.

Today Cherbourg is characterised by one main township, centred around the main road, Barambah Avenue, which connects Cherbourg and Murgon. The township is constrained to the north by Barambah Creek and by the old and new cemetery to the south. Important environmental features, such as gullies and creeks are located to the east and west.

A small, separate residential area of only a few houses is located on the northern side of Barambah Creek (at 'The Farm'). Many of these houses were flooded during the January 2011 floods and are no longer occupied.

The people of Cherbourg take pride in their town and the land that surrounds it.

3.4.1 Strategic outcomes

Urban Areas

- (1) Areas that have been identified as suitable for urban expansion are developed in a way that that is connected to the existing township and that maintains or improves access to services, sporting and recreation facilities and community facilities. These areas are located to the south of Bulgi Street, as an expansion to the existing township, and at The Farm.

Natural Hazards

- (2) Areas that are identified as potentially at risk from the impacts of natural hazards, including flood hazard, bushfire hazard and landslide hazard, are generally not suitable for further development.

Business Activities

- (3) Business activities are consolidated within the business hub of Cherbourg, along Barambah Avenue, in the area known as 'Cherbourg Heart'. Community activities can locate in this area where not compromising Cherbourg Heart as the business hub of Cherbourg.
- (4) Adequate land is zoned for business activities within Cherbourg Heart to accommodate existing and future business activities. Incompatible uses that may lead to use conflicts are avoided in order to preserve Cherbourg Heart as the business hub of Cherbourg.
- (5) Other small scale business activities are only appropriate outside of Cherbourg Heart if located at the Bert Button Lookout or if located at The Farm and servicing the day to day convenience needs of the residents of The Farm.

Residential Development

- (6) The layout, design and orientation of subdivisions for new housing are responsive to the Cherbourg climate and contribute to reduced energy demand, particularly for heating and cooling.
- (7) Houses on large, lifestyle sites separate from designated residential areas are limited to areas where this form of housing already exists.
- (8) The timely delivery of social housing, including safe haven housing, is important to the health and wellbeing of the Cherbourg community. New housing occurs within the existing township and in new residential areas south of Bulgi Street and at The Farm.

Regional Farming Areas

- (9) Land that is valuable for farming purposes includes class A and B important agricultural areas and other land currently and previously used for farming purposes. This land is managed for farming in the short, medium and long terms and is protected from activities that may impact on the productivity of these lands, except for a limited range of other land uses that are supported in elements 3.4.2 – 3.4.7.
- (10) Regional farming areas provide economic, scenic and environmental benefits and are protected from the negative impacts of development.

Editor's notes—regional farming areas is a term used to describe land that is currently used, or has potential to be used, for rural activities. It corresponds with the Rural Zone.

Industrial Development

- (11) Industrial activities contribute to local economic development and employment opportunities and occur within designated areas separated from sensitive land uses.
- (12) Industrial activities avoid negative impacts to sensitive land uses and environmental and natural resources, where possible, and minimise and mitigate impacts that cannot be avoided.

3.4.2 Element – Urban Areas

Urban Areas – urban development is directed to areas that are identified as suitable for development. These areas are framed by regional farming areas and the bush.



3.4.2.1 Specific Outcomes

- (1) Urban development is contained within designated areas that are identified as suitable for urban activities and able to be provided with urban services. Where not already available, urban services are provided ahead of development.
- (2) Locations that are suitable for future urban development maintain and enhance access to facilities and services, including sporting and recreation facilities, community facilities and services.
- (3) Urban development within the new urban area at The Farm is prioritised over use of this area for agricultural activities.

Editor's notes—land within the Cherbourg Aboriginal Shire is allocated to a number of different zones which reflect the general suitability of areas for different land uses and activities. This allocation of land uses and activities takes into account the natural, environmental, scenic, historic, cultural and spiritual significance of the land.

Urban expansion areas are identified as 'new urban area' in accordance with the Strategic Plan Maps SFM-001a and SFM-001b provided in **Schedule 2**.

The amount of land identified as suitable for urban development is adequate to meet the estimated demand over a 10 year period to 2021.



The view of our town from Emu Farm

3.4.3 Element – Natural Hazards

Natural Hazards – the suitability of land for urban purposes takes into account natural hazard management areas such as floods, bushfire and landslide.



3.4.3.1 Specific Outcomes

- (1) Development does not occur within a flood hazard area, except where there is an overriding need for the development in the public interest or where located within the existing industry area adjoining Barambah Creek.
- (2) Future development within the existing industry area adjoining Barambah Creek is limited to the continuation of existing industry activities and small scale service industry and warehouse uses.
- (3) Land that is prone to landslide hazard or a very high or high risk of bushfire hazard is generally not suitable for development.
- (4)
- (5) Development generally does not occur within a medium bushfire hazard area unless sited and designed to protect people and property from potential bushfire hazard.

Editor's notes—natural hazard management areas are areas that are prone to flood, bushfire or landslide.

Land that is identified 'new urban area' on Strategic Plan Maps SFM-001a and SFM-001b (pattern of land use) provided in **Schedule 2** does not coincide with flood hazard areas.



Areas of our community flooded in January 2011 floods

3.4.4 Element – Business Activities

Business Activities – the focal point for business activities is located within the Cherbourg township, in the areas known as the Cherbourg Heart.



3.4.4.1 Specific Outcomes

- (1) Business activities are consolidated within a designated area along Barambah Avenue, which is the business hub for the Cherbourg township (also known as Cherbourg Heart). Land within this area is protected from incompatible land uses that compromise the longer term viability of Cherbourg Heart as the business hub of Cherbourg. The key function of the centre is to provide space for offices, food and drink outlets, shops and other business and community activities.
- (2) Business activities are promoted in this location, providing that access and safety for people is maintained or where possible, enhanced, and adequate services are provided.
- (3) A limited range of business activities, such as a food and drink outlet or a shop, is appropriate at the Bert Button Lookout provided that development does not significantly impact on environmental and natural resource values or the viability of Cherbourg Heart as the business hub of Cherbourg.
- (4) A small scale shop is provided at The Farm where servicing the day to day convenience needs of residents at The Farm.

Editor's notes–business activities are concentrated within Cherbourg Heart, which is identified as 'centre' on Strategic Plan Maps SFM-001a and SFM-001b provided in **Schedule 2**.

Other small scale business activities would only be contemplated within the residential zone where defined as a Home Based Business and potential impacts to sensitive land uses are mitigated or minimised.

Other small scale business activities would also be contemplated at the Bert Button Lookout.



Cherbourg Aboriginal Shire Council,
Barambah Ave



Us Mob FM,
Barambah Ave

3.4.5 Element – Residential Development

Residential Development – housing meets the specific needs of the Cherbourg community and occurs in a logical, cost efficient and timely manner.



3.4.5.1 Specific Outcomes

- (1) The amount of land available for residential development in designated areas within the main townships and at The Farm is sufficient to accommodate population growth and alleviate overcrowding over the life of the planning scheme.
- (2) Residential development can be accommodated within 'Cherbourg Heart', where not interrupting active business activities along Barambah Avenue. Residential development needed to support new or expanding tourism activities, such as short term accommodation and tourist park uses, occur where associated with, and located within or adjoining, the Cherbourg Ration Shed Museum and Historical Precinct, Dudley Collins Cultural Centre and Bert Button Lookout.
- (3) Development for residential purposes provides a range of attached and detached housing types that cater for the needs of the Cherbourg community, including larger dwellings suitable for large families and smaller dwellings suitable for singles, young couples, older couples and small families.
- (4) Sequencing of residential development occurs in a logical, orderly and cost efficient manner.
- (5) Residential subdivision design allows for the siting and orientation of dwellings in a way that responds to the Cherbourg climate and maximises solar access, cross ventilation and energy efficiency.

Editor's notes—accommodation activities are accommodated within the General Residential Zone. Dwelling types that are supported within the General Residential Zone include a mix of detached houses, dual occupancies, community residences and multiple dwellings. Social housing, including safe haven housing, is also supported.

The siting and design of detached houses is regulated through the Queensland Development Code (QDC) and therefore is not duplicated here.

Buildings must be designed in accordance with the energy efficiency provisions within Part 3.12 and Section J of the *Building Code of Australia*.



Example of smaller houses in Barber

3.4.6 Element – Regional Farming Areas

Regional Farming Areas – rural activities are a key local industry for the community.



3.4.6.1 Specific Outcomes

- (1) Regional farming areas are generally preserved for rural activities in the short to long terms and are protected from incompatible uses, further subdivision and urban activities that fragment farmlands or impact on land productivity.
- (2) Rural activities are located within designated areas that are valuable for farming purposes, including important agricultural areas (class A and class B) and areas previously and currently used for farming activities.
- (3) A limited range of non-rural activities can occur where:
 - (a) provided within the allocated areas at The Farm;
 - (b) provided at the Bert Button Lookout;
 - (c) defined as outdoor recreation and sport; or
 - (d) defined as an industry activity and located within the former abattoir building at Emu Farm.
- (4) Other urban development does not occur unless there is an overriding community need for the development and there is no other suitable site for the particular purpose.
- (5) Rural activities are sited, designed and operated to minimise and mitigate the impacts of air, noise, odour, dust and light emissions on sensitive land uses. Rural activities with these types of impacts are located away from sensitive land uses.
- (6) Rural activities do not compromise the environmental and natural resource values of regional farming areas and long term viability of important agricultural areas (class A and class B).

Editor's notes—rural activities are accommodated within area designated as 'rural' on Strategic Plan Maps SFM-001a and SFM-001b provided in **Schedule 2**.

A limited range of non-rural activities is supported through the categories of development and assessment tables established in **Part 5**.



Cherbourg cattle



A pony at The Farm

3.4.7 Element – Industrial Development

Industrial Development – industrial development contributes to economic growth for Cherbourg and occurs in designated areas.



3.4.7.1 Specific Outcomes

- (1) Industry activities (other than special industry and high impact industry) are consolidated within the designated industry area at The Farm. Outside of this area, extensions to existing industry activities can occur within the existing industry area adjoining Barambah Creek, where:
 - (a) defined as a service industry or warehouse use; and
 - (b) not increasing the flood risk at or surrounding the development site.
- (2) Industry activities occur in other locations where:
 - (a) the particular nature and characteristics of the use are such that the use requires a non-urban location;
 - (b) the development is consistent with the intent of the zone in which it is located;
 - (c) the development can be easily serviced; and
 - (d) the use is separated from sensitive land uses.
- (3) A specific opportunity to locate industry activities outside of the designated industry area at The Farm exists where:
 - (a) making use of the former abattoir buildings located at Emu Farm
- (4) Industry activities are sited, designed and operated to:
 - (a) avoid adverse impacts on environmental and natural resource values, where possible, and minimise and mitigate impacts that cannot be avoided; and
 - (b) minimise impacts on sensitive land uses.
- (5) Industry activities are buffered from sensitive land uses.

Editor's notes—industry activities are generally accommodated within the area designated as 'industrial development' at The Farm on Strategic Plan Maps SFM-001a and SFM-001b provided in **Schedule 2**.

Existing industry activities adjoining Barambah Creek within the northern portion of the existing urban area is identified as a flood hazard area and therefore is only suitable for small scale service industry and warehouse uses that are minor extensions to existing uses.

3.5 Looking after country

Local Context

The Cherbourg Aboriginal Shire Council area is rich in environmental and natural resource values, such as forests, woodlands, remnant vegetation, a diversity of native fauna, agricultural land, pastures, creeks, rivers and water catchments. The people of Cherbourg, past and present, have looked after the lands and their values for many years.

Cherbourg people recognise that environment and natural resource values underpin opportunities for economic development and that growth in population and employment need to be sustainably managed for the future.

The bush includes places of historical and cultural significance and is used by local people for recreational and cultural activities.

3.5.1 Strategic outcomes

Matters of Environmental Significance (including Natural Corridors)

- (1) The quality of Cherbourg's environment and natural resource values, including ecological processes, natural habitat and remnant vegetation, watercourses and wetlands, natural corridors, biodiversity values, and scenic qualities are protected and, where possible, improved.
- (2) Important natural corridors, terrestrial and aquatic, are maintained and, where possible, improved.

Waterways, Wetlands and Water Quality

- (3) Waterways and wetlands provide habitat for local plants and animals and are important natural areas used for swimming, camping and fishing.
- (4) The physical condition, ecological health and water quality of waterways and wetlands, including surface and ground waters, are maintained and, where possible, improved.
- (5) Stormwater runoff is managed to avoid changes to the characteristics of surface runoff and increases in sediment and nutrient run off.

Noise, Air and Odour Emissions

- (6) Potential air, noise and odour emissions associated with development are avoided, minimised and mitigated to ensure the health and wellbeing of individuals, the community and environmental and natural resource values are not negatively impacted.

Pests and Weeds

- (7) Development is managed to avoid and minimise the impacts of pests and weeds on land productivity, land condition and environmental and natural resource values.

Scenic Qualities

- (8) Landscapes that have aesthetic and scenic qualities are protected from development that diminishes their value.

3.5.2 Element – Matters of Environmental Significance (including natural corridors)

Matters of Environmental Significance (including natural corridors) – areas of environmental and natural resource value are protected for current and future generations of Cherbourg people.



3.5.2.1 Specific Outcomes

- (1) Impacts of development on matters of environmental significance, including off-site impacts to surrounding values are:
 - (a) avoided where possible; and
 - (b) minimised and mitigated where impacts cannot be avoided.
- (2) Development within or adjoining areas of environmental significance provides adequate and appropriate environmental safeguards and buffers to protect the environmental and natural resource values.
- (3) Important natural corridors are maintained or improved to provide for viable connectivity between environmental and natural resource values, including remnant vegetation, habitat linkages and biodiversity values.
- (4) Opportunities to carry out rehabilitation works to degraded areas are supported.

Editor's notes—matters of environmental significance include matters of state environmental significance, matters of local environmental significance, natural corridors and the buffer to Wondai State Forest, as shown on Strategic Plan Map SFM-002 (environment and natural resources) in **Schedule 2**.

The *Vegetation Management Act 1999* regulates the clearing of remnant and regrowth vegetation. The requirements under this Act should be considered before undertaking any development or other activities impacting on this type of vegetation.

Matters of environmental significance identified on Strategic Plan Map SFM-002 (environment and natural resources) in **Schedule 2** do not overlap with land that has been zoned for urban purposes.

Urban development is generally not supported within matters of environmental significance with the exception of limited range of uses at the Bert Button Look Out and the Dudley Collins Cultural Centre.

Adequate buffers are provided to protect significant environmental and natural resource values, such as waterways, the wetland, and Wondai State Forest.



Section of Barambah Creek

3.5.3 Element – Waterways, Wetlands and Water Quality (including natural corridors)

Waterways, wetlands and water quality (including natural corridors) – provide multiple values (environmental, recreational, historical and cultural) and are to be protected from the negative impact of development.



3.5.3.1 Specific Outcomes

- (1) Waterways and wetlands, including natural corridors along major waterways, are protected or improved by development that has potential to compromise the environmental and natural resources values of these areas.
- (2) Development maintains or improves the quality of ground and surface waters within or downstream of the site.
- (3) Stormwater is managed in an integrated manner to in order to:
 - (a) minimise any change to the volume and frequency of surface runoff;
 - (b) limit changes in flow rate and duration within the receiving waterway; and
 - (c) avoid increased sediment and nutrient run-off.
- (4) Development avoids or minimises increased erosion and sedimentation.

Editor's notes—waterways, wetlands and natural corridors identified on Strategic Plan Map SFM-002 (environment and natural resources) in **Schedule 2** do not overlap with land that has been zoned for urban purposes.

Waterways and wetlands identified on the Strategic Plan Map SFM-002 (environment and natural resources) in **Schedule 2**, are adequately buffered from development.

3.5.4 Element – Pests and Weeds

Pests and weeds – are managed to avoid and minimise impacts to environmental and natural resource values.



3.5.4.1 Specific Outcomes

- (1) The introduction and spread of pests and weeds, including the associated impacts to land productivity, land condition and environmental and natural resource values, is avoided.
- (2) Where possible, works are undertaken to remove pest and weed species within and surrounding the development site.

Editor's notes—specific species of pest plants (weeds) that require removal are identified in **Pest Plants (weeds) Planning Scheme Policy 5.1** in **Schedule 5**.

3.5.5 Element – Air, Noise and Odour Emissions

Air, noise and odour emissions – development is to be undertaken in a way that avoids nuisance emissions and impacts on environmental and natural resources values.



3.5.5.1 Specific Outcomes

- (1) Development is located, designed, and operated in a way that avoids, minimises and reduces air, noise and odour emissions and the impacts of these emissions on sensitive land uses and environmental and natural resource values.

3.5.6 Element – Scenic Quality

Scenic Quality – important scenic qualities are maintained and protected.



3.5.6.1 Specific Outcomes

- (1) Development is undertaken in a way that respects the scenic qualities of Cherbourg.
- (2) Views to and from places, areas or features that have aesthetic, historical, spiritual and cultural significance to the people of Cherbourg are not diminished.



Bunya Tree at the Bottom End

3.6 Strong economy

Local Context

There are a number of local enterprises operating in Cherbourg under the banner of the Cherbourg Aboriginal Shire Council, many of which have been operating for a number of years. The key Council enterprises currently operating within the Cherbourg Aboriginal Shire include Bralbin Minya (pastoral and agricultural enterprise producing beef cattle) and Cherbourg Fresh (horticultural enterprise producing vegetables for wholesale and retail markets). Another important local enterprise is the Ration Shed Museum and Cherbourg Historical Precinct.

Other Council owned enterprises include Borangi and Bralbin Minya Stud, which are located on freehold properties outside of the LGA.

Editor's notes—the term enterprise is used to describe a broad range of activities, which may include rural activities, business activities, tourism and industrial activities.

3.6.1 Strategic outcomes

New and Expanding Enterprises

- (1) Economic development associated with the expansion of existing enterprises and the start up of new enterprises is supported, particularly where contributing to local employment opportunities.
- (2) New enterprises that reduce Cherbourg's dependence on Murgon for local shopping needs and services and contribute to achieving greater self-sufficiency are supported.
- (3) Development for the purpose of new and expanding enterprises does not negatively impact on nearby sensitive land uses or significant environmental and natural resources values.

Specific Enterprises (business, rural, industry and tourism enterprises)

- (4) Development for new enterprises is encouraged, particularly where involving:
 - (a) business activities such as offices, food and drink outlets and shops located within Cherbourg Heart;
 - (b) a small shop providing for the day to day convenience needs of residents at The Farm;
 - (c) continuation and expansion of rural activities in rural areas;
 - (d) tourism activities and associated uses at the Ration Shed Museum and Historical Precinct, Bert Button Lookout and the Dudley Collins Cultural Centre;
 - (e) industrial activities, including activities associated with the housing and construction sector, located at The Farm; and
 - (f) other enterprises that involve the sale, display, education and celebration of local Aboriginal art and culture.
- (5) Opportunities to restore and reuse abandoned buildings and facilities for new enterprises are encouraged.

Training and Education

- (6) Development needed to support training and educational programs is supported, particularly where programs are connected to employment opportunities and targeted to assist people looking for employment or aspiring to start a new local enterprise.

3.6.2 Element – New and Expanding Enterprises

New and Expanding Enterprises – new and expanding enterprises contribute to local employment and achievement of greater self-sufficiency for the people of Cherbourg.



3.6.2.1 Specific Outcomes

- (1) New and expanding enterprises are located as provided for in section 3.2 (pattern of land use) and designed and operated to minimise impacts on nearby sensitive land uses and environmental and natural resources values.
- (2) Potential impacts on people and environmental and natural resources from noise, odour and traffic are avoided, where possible, or minimised.

Editor's notes—adequate land is allocated for a diverse range of new and expanding enterprises to promote a variety of economic and employment opportunities.

3.6.3 Element – Business, Rural and Industry Enterprises

Cherbourg Heart – Business, rural and industry enterprises are growing local industries.



3.6.3.1 Specific Outcomes

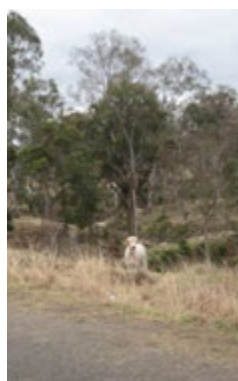
- (1) The expansion of existing enterprises and the establishment of new enterprises for business, rural and industry activities occur within the designated areas identified under elements 3.3.4, 3.3.6 and 3.3.7. These enterprises are supported, particularly where contributing to local economic development and employment opportunities.

Editor's notes—an adequate supply of land is allocated for a broad range of business, rural and industry activities within the local government area.

Refer also to elements 3.3.4, 3.3.6 and 3.3.7 under the 'pattern of land use' theme.



The old dairy at The Farm



Cherbourg cattle



Yurri Muntha Cafe

3.6.4 Element – Tourism Activities

Tourism Activities – provide key economic development opportunities building on the Cherbourg Ration Shed Museum and Historical Precinct, the Dudley Collins Cultural Centre and Bert Button Lookout.



3.6.4.1 Specific Outcomes

- (1) Development that supports new or expanding tourism activities is encouraged, particularly where located at the Cherbourg Ration Shed Museum and Historical Precinct, Dudley Collins Cultural Centre and Bert Button Lookout.
- (2) The Cherbourg Ration Shed Museum and Historical Precinct is protected from incompatible development and the expansion of the precinct is supported.
- (3) Existing buildings that are currently vacant or underutilised, such as the Dudley Collins Cultural Centre and the Bert Button Lookout building, provide opportunities for future tourism activities. Uses that support tourism activities in these locations, are supported.
- (4) Enterprise opportunities involving the sale, display, education and celebration of Aboriginal arts and culture are supported within Cherbourg Heart, Cherbourg Ration Shed Museum and Historical Precinct, Dudley Collins Cultural Centre and Bert Button Lookout.

Editor's notes – development for the purpose of a tourist attraction is encouraged at the Cherbourg Ration Shed Museum and Historical Precinct, Dudley Collins Cultural Centre and Bert Button Lookout through the categories of development and assessment tables established in **Part 5**.

Uses that are compatible with and support tourist attractions in these locations, including environment facility, food and drink outlets, tourist park, nature-based tourism, short term accommodation, function facility, shop are also encouraged through the categories of development and assessment tables established in **Part 5**. This includes:

- (a) environment facility, nature-based tourism, short term accommodation, tourist park, tourist attraction, food and drink outlet, function facility and shop at the Bert Button Lookout;
- (b) environment facility, nature-based tourism, short term accommodation, tourist park, tourist attraction and function facility at the Dudley Collins Cultural Centre; and
- (c) short term accommodation, tourist park, tourist attraction and function facility at the Cherbourg Ration Shed Museum and Historical Precinct.

This above list of land uses is intended to capture activities that may be associated with the sale, display, education and celebration of local Aboriginal arts and culture.

Adequate land is zoned to allow for the future expansion of the Cherbourg Ration Shed Museum and Historical Precinct, identified as the 'historical precinct' on Strategic Plan Maps SFM-001a and SFM-001b provided in **Schedule 2**.



Cherbourg
Ration Shed Museum
and Historical Precinct

3.6.5 Element – Training and Education

Training and Education – is of key importance for future employment and economic development opportunities.



3.6.5.1 Specific Outcomes

- (1) Development that supports diverse training and educational programs is supported, particularly where contributing to and improving employment opportunities when Cherbourg Hear, Cherbourg Ration Shed Museum and Historical Precinct, Dudley Collins cultural Centre and Bert Button Lookout.

Editor's notes—land uses that support educational and training opportunities, such as education establishment, function facility, community care centre and community uses are supported within a number of areas, which is established through the tables of assessment in **Part 5**.



Cherbourg State School

3.7 Town infrastructure and services

Local Context

The main township of Cherbourg and The Farm is currently serviced by the range of urban services, including water supply, sewage treatment, stormwater infrastructure, electricity and waste collection. The quality of services is generally adequate to meet current needs, however, upgrades to the sewage treatment plant and improvements to storm water infrastructure are required as matters of priority. A new landfill facility will also be needed in the near future.

Walking and cycling are an integral part of getting around Cherbourg. There are a number of informal walking tracks in and around the township area, car ownership rates are low (anecdotally around 20%) and people frequently walk around the town and to/from Murgon. Residents walking to/from Murgon generally walk on the road, which the community considers unsafe.

3.7.1 Strategic outcomes

Town Infrastructure and Transport Infrastructure

- (1) Development does not encroach on existing or future infrastructure necessary for the supply of town services (including water, sewage treatment, stormwater services, waste management, transport services, electricity and telecommunications) and does not comprise the viability of this infrastructure into the future.
- (2) Town infrastructure is located and designed in a way that minimises impacts to sensitive land uses, including visual, air, noise and odour amenity, and impacts to environmental and natural resource values.
- (3) New town infrastructure and upgrades to existing town infrastructure are coordinated to ensure sufficient capacity is provided to service the community's current and future needs.
- (4) Efficient and safe road, walking and cycling infrastructure is provided within the main township of Cherbourg and connecting the main township to Emu Farm, The Farm and Murgon.

Town Services and Development Sequencing

- (5) Town services are provided to urban areas in a timely, economical and efficient manner in order to consolidate urban development and support community needs.
- (6) Development located outside of existing and new urban areas is not intended to be serviced with town services, with the exception of existing services currently available at Emu Farm.
- (7) Development is logically coordinated and sequenced to ensure appropriate services are provided and to maximise the efficient use of transport, energy, water and sewage infrastructure.

Editor's notes—town infrastructure is used to describe infrastructure necessary to provide a range of town services, including utility installations, telecommunications facility, major electricity infrastructure and substation.

3.7.2 Element – Town Infrastructure and Transport Infrastructure

Town Infrastructure and Transport Infrastructure – provide adequate capacity to service current and planned urban development.



3.7.2.1 Specific Outcomes

- (1) Development does not encroach on existing or future town infrastructure or comprise the viability of this infrastructure into the future.
- (2) The key priorities for town infrastructure and transport infrastructure are:
 - (a) the upgrade and possible relocation of the sewage treatment plant from its current location along Cherbourg-Murgon Road;
 - (b) the relocation of the existing waste management facility within the local government area or through a partnership arrangement with South Burnett Regional Council; and
 - (c) a safe and efficient walking and cycling path between Cherbourg and Murgon.
- (3) Development for the purpose of a new, small scale recycling facility occurs within the designated industry area at The Farm.
- (4) Additional sewage treatment capacity is required prior to approval of a reconfiguration of a lot application for additional residential allotments.
- (5) Safe and efficient road transportation infrastructure is provided to connect:
 - (a) the main township of Cherbourg to Emu Farm and The Farm;
 - (b) the main township of Cherbourg and Murgon; and
 - (c) the main township of Cherbourg and Wondai.
- (6) Public transport options are provided between Cherbourg and Murgon.
- (7) Other infrastructure necessary to support local walking and cycling networks in Cherbourg is provided, such as shared walking and cycling paths connecting the main township to The Farm and Emu Farm.

Editor's notes—adequate town infrastructure and transport infrastructure is provided in accordance with the Local Government Infrastructure Plan provided in **Part 4**.

Development for the purpose of utility installations, telecommunications facility, major electricity infrastructure and substation are generally accepted development in the categories of development and assessment tables established in **Part 5**.

The location of the shared walking and cycling path connecting Cherbourg and Murgon (along Cherbourg-Murgon Road) and connecting the main township of Cherbourg and The Farm is identified on Strategic Plan Maps SFM-001a and SFM-001b provided in **Schedule 2**.

3.7.3 Element – Town Services and Development Sequencing

Town Services and Development Sequencing – town services are provided ahead of development and in designated areas.



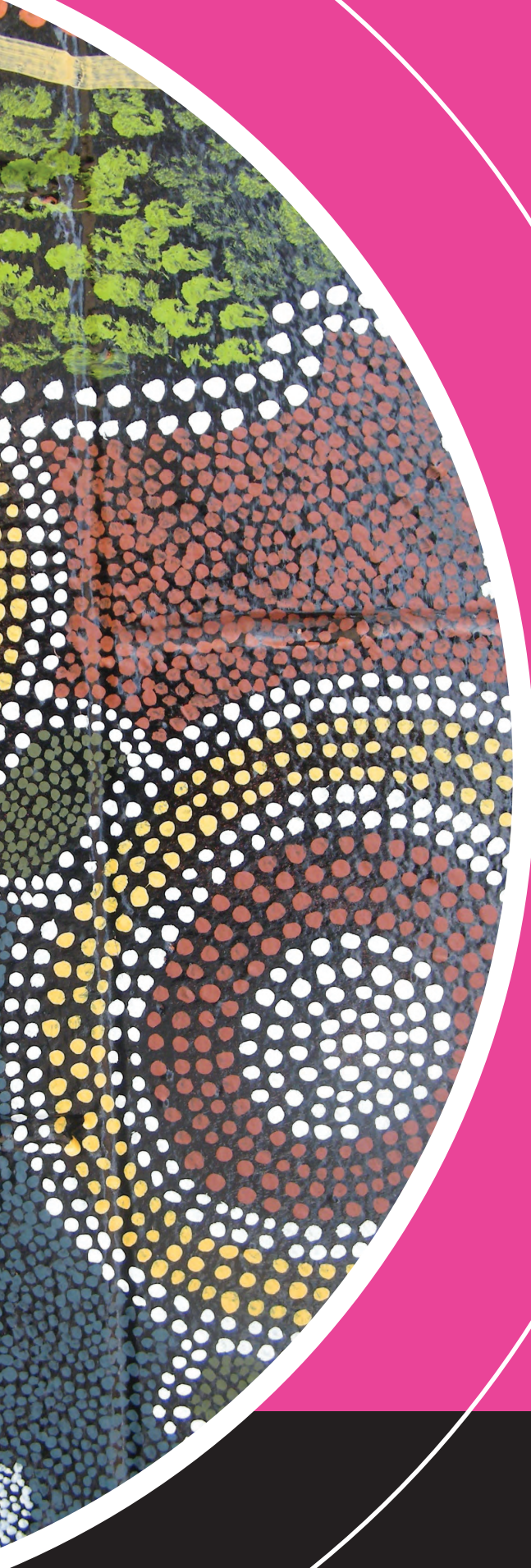
3.7.3.1 Specific Outcomes

- (1) Development within the main township and the designated urban areas at The Farm is provided with town services ahead of development, including water supply, sewage treatment, stormwater drainage, roads, waste management, electricity and telecommunication services.
- (2) Development for the purpose of town infrastructure occurs ahead of demand and is consistent with the timing of development of new urban areas.

Editor's notes—urban services are provided within the Priority Infrastructure Area, as identified in **Part 4**.

Adequate town infrastructure is provided ahead of demand in accordance with the Local Government Infrastructure Plan provided in **Part 4**.

The sequencing of urban development prioritises development within the Cherbourg township, as defined by the 'urban area' shown on Strategic Plan Maps SFM-001a and SFM-001b provided in **Schedule 2**.



Local government infrastructure plan

Part 4



Part 4 Local government infrastructure plan

4.1 Preliminary

- (1) This local government infrastructure plan (LGIP) has been prepared in accordance with the requirements of the Act.
- (2) The purpose of the local government infrastructure plan is to:
 - (a) integrate and coordinate land use planning and infrastructure planning; and
 - (b) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.
- (3) The local government infrastructure plan:
 - (a) states in Section 4.2 (Planning assumptions) the projections of future urban growth and the assumptions of demand for each trunk infrastructure network, which have informed the preparation of the local government infrastructure plan;
 - (b) identifies in Section 4.3 (Priority Infrastructure Area) the prioritised area to accommodate urban growth to 10 to 15 years;
 - (c) states in Section 4.4 (Desired standards of service) for each network of development infrastructure the desired standard of performance of infrastructure; and
 - (d) identifies in Section 4.5 (Plans for trunk infrastructure) the existing and planned trunk infrastructure for the following networks:
 - (i) water supply;
 - (ii) sewerage;
 - (iii) stormwater;
 - (iv) transport; and
 - (v) public parks and community facilities.

4.2 Planning assumptions

- (1) The planning assumptions form a logical and consistent basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (2) Table 4.2.1 identifies the population projections until 2026 for Cherbourg Aboriginal Shire Council and are based upon the OESR Queensland Government population projections to 2031, Local Government Areas, 2011 edition.

Table 4.2.1—Population Projections- Cherbourg Aboriginal Council

Area	2006	2021	2026
Inside PIA	1193	1421	1576
Outside PIA	10	10	30
Total Planning Scheme Area	1203	1451	1602

Editor's notes—total future population is listed rather than projected dwellings and occupancy rates because the occupancy rates in a 2000 infrastructure study was 8.2 persons per house indicating possible overcrowding of the existing housing and a current underlying undersupply of housing. Given that housing in this community is largely government funded, supply of additional housing stock is directly related to government funding availability. On this basis it is difficult to predict future projected dwellings.

Given the lack of reliable census and employment data for the Cherbourg Aboriginal Council and the high proportion of transient and Community Development Employment Project (CDEP) employment, employment projections and non residential floor space projections have not been undertaken.

4.3 Priority infrastructure area

- (1) The priority infrastructure area (PIA) is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.
- (2) The PIA identifies the area where Cherbourg Aboriginal Shire Council gives priority to provide trunk infrastructure for urban development up to 2026.
- (3) In determining the PIA, the matters considered in drafting the Strategic Framework were considered. The Strategic Framework identifies preferred areas for future urban growth. Two new urban areas are identified adjacent to the existing township, one located to the south of Bulgi Street and the second area is to the north of the existing town in the vicinity of the area known as 'The Farm'. The new urban area south of Bulgi Street is capable of water supply and sewage trunk infrastructure readily by extension of the existing trunk infrastructure. The new urban area in the vicinity of the Farm will require new trunk infrastructure to connect this area to the existing trunk services.
- (4) The PIA is shown on Map LGIP-001 of the planning scheme.

4.4 Desired standards of service

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

4.4.1 Water supply network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability / continuity of supply	Development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none">• <i>Water Supply (Safety and Reliability) Act 2008.</i>
Adequacy of supply	Development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none">• A minimum and maximum supply pressure of 210 kPa and 500 kPa at each property boundary.• Fire flow for residential development of 25 l/s for 2 hours and for industrial and commercial development of 45 l/s for 4 hours.
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none">• The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council for colour, turbidity and microbiology.
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none">• Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
		Policies and the <i>Water Act 2000</i> .
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> System Leakage Management Plan (Chapter 2, Part 4, Division 2, <i>Water Supply (Safety and Rehabilitation) Act 2008</i>).
Infrastructure design /planning standards	Design of the water supply network will comply with established codes and standards	<ul style="list-style-type: none"> <i>Water Supply Code of Australia – Water Services Association of Australia – WSA 03-2002</i>. <i>The Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council. <i>Planning Guidelines for Water Supply and Sewerage</i> – Department of Energy and Water Supply (DEWS).

4.4.2 Sewage network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	Development has access to a reliable sewage collection, conveyance, treatment and disposal system	<ul style="list-style-type: none"> All households within the PIA have access to reliable sewage reticulation network.
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> Local water quality guidelines prepared in accordance with <i>National Water Quality Management Strategy</i>. <i>Queensland Water Quality Guidelines 2009</i> – Department of Environment and Heritage Protection (DEHP). <i>National Water Quality Management Strategy</i> – Australia and New Zealand Guidelines for Fresh and Marine Water Quality 2000. Compliance with the Environmental Protection (Water) Policy 2009.
Environmental impacts	The environmental impacts of the sewage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies.

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Infrastructure design / planning standards	Design of the sewage network will comply with established codes and standards.	<ul style="list-style-type: none"> • <i>Planning Guidelines for Water Supply and Sewage</i> – DEWS. • <i>Sewage Code of Australia – Water Services Association of Australia – WSA 02 – 2002.</i> • <i>Sewage Pumping Station Code of Australia – Water Services Association of Australia – WSA 04 – 2005.</i>

4.4.3 Stormwater network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> • <i>Queensland Urban Drainage Manual</i> – DEWS.
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> • <i>Queensland Water Quality Guidelines 2009</i> – DEHP. • <i>National Water Quality Management Strategy</i> – Australia and New Zealand Guidelines for Fresh and Marine Water Quality 2000.
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve water quality objectives.	<ul style="list-style-type: none"> • <i>Environmental Protection (Water) Policy 2009.</i>
Infrastructure design/planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> • <i>Queensland Urban Drainage Manual</i> – DEWS.

4.4.4 Transport network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design/planning standards	The road network supports settlement patterns, commercial and economic activities.	<ul style="list-style-type: none"> The traffic on a local street does not exceed 3000 vehicles per day. <i>Complete Streets</i> – urban design guidelines (IPWEA). Signage and line marking to roadways, gazetted parking areas, pedestrian crossings.
Cycleway and pathway design/planning standards	Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives.	<ul style="list-style-type: none"> <i>AustRoads – Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths, Article 1 AustRoads – Cycling Aspects of AustRoads Guides.</i>

4.4.5 Public parks and land for community facilities network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide recreational and sporting activities and pursuits.	No quantitative standards or provision rates specified.
Land quality / suitability Area / maximum grade	Public parks will be provided to a standard that supports a range of recreational, sporting and health outcomes. This includes ensuring land is of an appropriate size, configuration and slope.	<ul style="list-style-type: none"> Informal Parks – maximum slope of 1:4. Sporting Parks – maximum slope of 1:200. Land for parks must be generally flat and useable – maximum of 30% of park constrained.
Facilities / embellishments	Public parks contain embellishments to complement the type and purpose of the park.	Public parks contain: <ul style="list-style-type: none"> Seating; Tables; Shade trees and structures over play areas, seating and tables; Access paths and internal paths meeting Australian Standards; Lighting for paths; Bike parking; Bubblers; Bins; Community garden or kitchen or edible landscapes; and Child play area meeting Australian Standards.

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Infrastructure design / performance standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets. Public parks should be centrally located in areas that can be overlooked by the surrounding community.	None specified
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	No accessibility standards specified.

4.5 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure identify the existing and proposed trunk infrastructure networks intended to service the assumed development at the desired standard of service stated in the LGIP.
- (2) The plans for trunk infrastructure are identified in Table 4.5.1 and in the following maps:
 - (a) LGIP-001 – Priority Infrastructure Area (PIA);
 - (b) LGIP-002a – Utilities – Water Reticulation;
 - (c) LGIP-002b – Utilities – Sewer Regulation;
 - (d) LGIP-003 – Open Space; and
 - (e) LGIP-004 – Road Infrastructure.
- (3) Table 4.5.1 defines the trunk infrastructure networks, systems and items identified in the local government infrastructure plan.

4.5.1 Trunk infrastructure networks, systems and items

Network	System	Items
Water	Bulk supply	<ul style="list-style-type: none"> ▪ Water sources (Barambah Creek). ▪ Raw water mains. ▪ Water treatment plants.
	Distribution	<ul style="list-style-type: none"> ▪ Pump stations. ▪ Distribution mains generally ≥ 150 mm diameter.
Sewerage	Reticulation	<ul style="list-style-type: none"> ▪ Pump stations. ▪ Mains. ▪ Associated monitoring systems.
	Sewage treatment	<ul style="list-style-type: none"> ▪ Sewage treatment plants. ▪ Storage facilities. ▪ Associated monitoring systems.
Transport	Local government	<ul style="list-style-type: none"> ▪ Local trunk roads (Murgon – Cherbourg Road) including associated intersections, local road drainage, kerb and channel, swales, culverts, bridges, and pathways within the road reserve.
	Off-road pathways	<ul style="list-style-type: none"> ▪ Cycleways and pedestrian pathways not within the road reserve, including associated culverts and bridges.
Stormwater management	Quantity	<ul style="list-style-type: none"> ▪ Natural waterways. ▪ Overland flow paths/channels (natural and constructed). ▪ Piped drainage (including pipes, culverts, manholes, inlets and outlets).
	Quality	<ul style="list-style-type: none"> ▪ Gross Pollutant Traps (GPTs).

4.6 Extrinsic material

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

Title of document	Date	Author or organisation who prepared document	Other relevant information
Background Study Cherbourg Aboriginal Council	2012	AECOM / Buckley Vann Town Planning Consultants	
OESR Queensland Government population projections to 2031, Local Government Areas, 2011 edition	2011	Office of Economic and Statistical Research, Qld	
National Indigenous Infrastructure Guide, First Edition (2010) – Commonwealth of Australia	2010	Commonwealth Department of Families, Housing, Community Services and Indigenous Affairs of Australia	Available at http://www.fahcsia.gov.au/our-responsibilities/indigenous-australians/programs-services/communities-regions/national-indigenous-infrastructure-guide-for-remote-communities
Planning Principles and Implementation Notes for Local Government Final Report (2003) – Department of National Parks, Recreation, Sport and Racing	2003	Queensland Department of National Parks, Recreation, Sport and Racing	Available at http://www.nprsr.qld.gov.au/recreation/planning.html

Tables of assessment

Part 5



Part 5 Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

- (1) the category of development:
 - (a) prohibited;
 - (b) accepted, including accepted subject to requirements; and
 - (c) assessable development, that requires either code or impact assessment
- (2) the category of assessment, code or impact, for assessable development in:
 - (a) a zone and, where used, a precinct of a zone
 - (b) an overlay where used.
- (3) the assessment benchmarks for assessable development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column)
 - (b) any other applicable code(s) (shown in the 'assessment benchmarks' column).
- (4) any variation to the category of assessment (shown as an 'if' in the 'categories of development and assessment' column) that applies to the development.

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

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

Editor's notes—further explanation in relation to categories of development and assessment is as follows:

Accepted:	means no planning approval is needed.
Accepted subject to requirements:	means the proposed development needs to comply with all relevant accepted subject to required outcomes in codes listed in this section (Part 5) of the scheme.
Code assessment:	means the proposed development needs to comply with all relevant codes listed in this section (Part 5) of the scheme.
Impact assessment:	means the proposed development must comply with the planning scheme as a whole.
Prohibited development:	means development is not allowed under the planning scheme.

Editor's note—for impact assessable applications, the applicant has to undertake public consultation (in accordance with the Planning Act 2016 and *Development Assessment Rules 2017*). Refer to **Cherbourg Community Having a Say Planning Scheme Policy 5.3 in Schedule 5** for information about how the community can comment on development applications.

5.3 Categories of development and assessment

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

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

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1.

- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2
- (3) determine if the development is accepted development under Schedules 6 and 7 of the Regulation

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

- (4) Otherwise, determine the initial category of assessment by reference to the tables in:
 - section 5.4 Categories of development and assessment—Material change of use
 - section 5.5 Categories of development and assessment—Reconfiguring a lot
 - section 5.6 Categories of development and assessment—Building work
 - section 5.7 Categories of development and assessment—Operational work

5.3.2 Determining the category of development and the categories of assessment

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

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

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

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

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

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s).
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each categories of development and assessment.
- (4) Code assessable development:
- (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2), must:
 - (i) be assessed against the assessment benchmark for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)
 - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(2);
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - (d) is to be assessed against any assessment benchmarks for the development identified in Section 26 of the Regulation.

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

- (5) Impact assessable development:
- (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column

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

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

5.4 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

Editor's note—for accepted subject to requirements development that does not comply with one or more of the applicable acceptable solutions, the development becomes code assessable development.

Table 5.4.1—Community Facilities Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environmental facility	Accepted	
	All	N/A
Market, child care centre, community care centre, community use, health care services, place of worship	Accepted	
	If not located on land identified on strategic plan maps SFM-003a or SFM-003b as a flood hazard, bushfire hazard or landslide hazard.	N/A
	Code	
	Otherwise	Community Facilities Zone Code Town Infrastructure and Services Code Natural Hazards Code
Club	Accepted	
	If: a) 250m ² or less in gross floor area; and b) not located on land identified on strategic plan maps SFM-003a or SFM-003b as a flood hazard, bushfire hazard or landslide hazard.	N/A
	Code assessment	
	Otherwise	Community Facilities Zone Code Town Infrastructure and Services Code Natural Hazards Code
Tourist attraction, function facility, tourist park and short-term accommodation	Accepted	
	If: a) within or directly adjoining the Ration Shed Museum and Historical Precinct; and b) not located on land identified on strategic plan maps SFM-003a or SFM-003b as a flood hazard, bushfire hazard or landslide hazard.	N/A
	Impact assessment	
	Otherwise	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility installation, telecommunications facility, major electricity infrastructure, substation	Accepted	
	If provided by a public sector entity	N/A
	Impact assessment	
	Otherwise	The planning scheme
Educational establishment and hospital	Code assessment	
	All	Community Facilities Zone Code Town Infrastructure and Services Code Natural Hazards Code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.2—Environmental Management and Conservation Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry, environment facility, rural workers' accommodation	Accepted	
	All	N/A
Nature-based tourism, short-term accommodation and tourist park	Code assessment	
	If provided within 200m of the Dudley Collins Cultural Centre	Environmental Management and Conservation Zone Code Accommodation Activities Code Natural Hazards Code Looking After Country Code
	Impact assessment	
	Otherwise	The planning scheme
Function facility and tourist attraction	Code assessment	
	If utilising the existing building at the Dudley Collins Cultural Centre	Environmental Management and Conservation Zone Code Natural Hazards Code Looking After Country Code
	Impact assessment	
	Otherwise	The planning scheme
Utility installation, telecommunications facility, major electricity infrastructure, substation	Accepted	
	If provided by a public sector entity	N/A
	Impact assessment	
	Otherwise	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.3—General Residential Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility	Accepted	
	All	N/A
Caretaker's accommodation, dual occupancy, multiple dwelling, relocatable home park, residential care facility, retirement facility, rooming accommodation short-term accommodation	Accepted subject to requirements	
	If not located on land identified on strategic plan maps SFM-003a or SFM-003b as a flood hazard, bushfire hazard or landslide hazard	Applicable accepted subject to requirements benchmarks in the: Accommodation Activities Code Town Infrastructure and Services Code
	Code assessment	
	If located on land identified on strategic plan maps SFM-003a or SFM-003b as a flood hazard, bushfire hazard or landslide hazard	Accommodation Activities Code Town Infrastructure and Services Code Natural Hazards Code
Home based business	Accepted subject to requirements	
	If not located on land identified on strategic plan maps SFM-003a or SFM-003b as a flood hazard, bushfire hazard or landslide hazard	Applicable accepted subject to requirements benchmarks in the: Accommodation Activities Code
Park	Accepted	
	All	N/A
Shop	Code	
	If located at The Farm and less than 50m ² gross floor area	General Residential Zone Code Accommodation Activities Code Town Infrastructure and Services Code
	Impact assessment	
	Otherwise	The planning scheme
Utility installation, telecommunications facility, major electricity infrastructure, substation	Accepted	
	If provided by a public sector entity	N/A
	Impact assessment	
	Otherwise	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.4—Industry Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility	Accepted	
	All	N/A
Low impact industry, service industry, warehouse, research and technology industry and function facility	Accepted subject to requirements	
	All	Applicable accepted subject to requirements benchmarks in the: Industry Activities Code Town Infrastructure and Services Code Looking After Country Code
Medium impact industry	Code assessment	
	All	Industry Zone Code Industry Activities Code Looking After Country Code Town Infrastructure and Services Code
Agricultural supplies store and rural industry	Accepted subject to requirements	
	All	Applicable accepted subject to requirements benchmarks in the: Industry Activities Code Town Infrastructure and Services Code Looking After Country Code
Utility installation, telecommunications facility, major electricity infrastructure, substation	Accepted	
	If provided by a public sector entity	N/A
	Impact assessment	
	Otherwise	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.5—Limited Development (constrained land) Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility	Accepted	
	All	N/A
Service industry and warehouse	Accepted subject to requirements	
	If minor building work	Applicable accepted subject to requirements benchmarks in the: Industry Activities Code Natural Hazards Code
	Impact assessment	
	Otherwise	The planning scheme
Utility installation, telecommunications facility, major electricity infrastructure, substation	Accepted	
	If provided by a public sector entity	N/A
	Impact assessment	
	Otherwise	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.6—Local Centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environmental facility	Accepted	
	All	N/A
Market, office, food and drink outlet, hardware and trade supplies, service industry, shop, function facility, community care centre, community residence and community use	Accepted subject to requirements	
	All	Applicable accepted subject to requirements benchmarks in the: Business Activities Code Town Infrastructure and Services Code
Dwelling unit, dual occupancy, multiple dwelling, caretaker's accommodation, rooming accommodation and short-term accommodation	Accepted subject to requirements	
	If provided above a ground floor business activity or to the rear of a business activity fronting Barambah Avenue	Applicable accepted subject to requirements benchmarks in the: Business Activities Code Town Infrastructure and Services Code
	Impact assessment	
	Otherwise	The planning scheme
Utility installation, telecommunications facility, major electricity infrastructure, substation	Accepted	
	If provided by a public sector entity	N/A
	Impact assessment	
	Otherwise	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.7—Recreation and Open Space Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility, market and recreation activities, other than motor sport	Accepted	
	All	N/A
Utility installation, telecommunications facility, major electricity infrastructure, substation	Accepted	
	If provided by a public sector entity	N/A
	Impact assessment	
	Otherwise	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.8—Rural Zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility, market, roadside stall, animal husbandry, rural workers' accommodation and wholesale nursery	Accepted	
	All	N/A
Intensive horticulture and animal keeping	Accepted subject to requirements	
	If not: a) intensive horticulture for a mushroom farm b) animal keeping for a kennel or cattery	Applicable accepted subject to requirements benchmarks in the: Rural Activities Code Looking After Country Code
	Code assessable	
	Otherwise	Rural Zone Code Rural Activities Code Natural Hazards Code Looking After Country Code
Cropping	Accepted subject to requirements	
	All	Applicable accepted subject to requirements benchmarks in the: Rural Activities Code Looking After Country Code
Winery and rural industry	Code assessable	
	All	Rural Zone Code Rural Activities Code Natural Hazards Code Looking After Country Code
Nature-based tourism, short-term accommodation and tourist park	Code assessment	
	If provided at The Bert Button Look Out and accommodating 20 units or less of accommodation	Rural Zone Code Accommodation Activities Code Natural Hazards Code Looking After Country Code
	Impact assessment	
	Otherwise	The planning scheme
Food and drink outlet	Code assessment	
	If provided at the Burt Button Lookout and 100m ² or less in gross floor area	Rural Zone Code Business Activities Code Natural Hazards Code Looking After Country Code
	Impact assessment	
	Otherwise	The planning scheme
Function facility and tourist attraction	Code assessment	
	If provided within existing buildings at The Bert Button Look Out and involving minor building work	Rural Zone Code Natural Hazards Code Looking After Country Code
	Impact assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Otherwise	The planning scheme
Shop	Code-assessment	
	If provided at The Bert Button Look Out and associated with an application for short term accommodation, nature-based tourism, tourist attraction, tourist park or function facility and 100m ² or less in gross floor area	Rural Zone Code Business Activities Code Natural Hazards Code Looking After Country Code
	Impact assessment	
	Otherwise	The planning scheme
Outdoor sport and recreation and park	Code assessment	
	All	Rural Zone Code Natural Hazards Code Looking After Country Code
	Impact assessment	
	Otherwise	The planning scheme
Motor sport facility	Code assessment	
	If located 2km or more from the General Residential Zone	Rural Zone Code Natural Hazards Code Looking After Country Code
	Impact assessment	
	Otherwise	The planning scheme
Industry activities other than extractive industry, high impact industry and special industry	Code assessable	
	If provided within the former abattoir building located at Emu Farm	Rural Zone Code Industry Activities Code Looking After Country Code
	Impact assessment	
	Otherwise	The planning scheme
Utility installation, telecommunications facility, major electricity infrastructure, substation	Accepted	
	If provided by a public sector entity	N/A
	Impact assessment	
	Otherwise	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

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

5.5 Categories of development and assessment— Reconfiguring a lot

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

Table 5.5.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
General Residential Zone	Code assessment	
	If creating more than 2 lots and the size of any lot created is equal to or greater than 450m ²	General Residential Zone Code RoL Code Looking After Country Code Town Infrastructure and Services Code Natural Hazards Code
	Impact assessment	
	Otherwise	The planning scheme
Rural Zone	Code assessment	
	If creating more than 2 lots and the size of any lot created is equal to or greater than 100ha	Rural Zone Code RoL Code Looking After Country Code Town Infrastructure and Services Code Natural Hazards Code
	Impact assessment	
	Otherwise	The planning scheme
Industry Zone	Code assessment	
	If creating more than 2 lots and the size of any lot created is equal to or greater than 1000m ²	Industry Zone Code RoL Code Looking After Country Code Town Infrastructure and Services Code Natural Hazards Code
	Impact assessment	
	Otherwise	The planning scheme
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

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

5.6 Categories of development and assessment—Building work


The following table identifies the categories of development and assessment for building work made assessable in the planning scheme.






Table 5.6.1—Building work



Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All	Impact assessment	
	Demolition, partial demolition or relocation of a heritage building identified in Table 5.7.2: Heritage Buildings and any buildings built during or before 1935	The planning scheme
Accepted		
Any other building work not listed in this table. Any building work listed in this table and not meeting the description listed in the categories of development and assessment column.		

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


Table 5.6.2—Heritage Buildings

Item No.	Building Name or Type (if applicable)	Location	Image of Building
1	All buildings within the Cherbourg Ration Shed Museum and Historical Precinct	Barambah Avenue	

Item No.	Building Name or Type (if applicable)	Location	Image of Building
2	Respite Centre	Barambah Avenue	
3	Old School Library	Cherbourg State School	
4	Roman Catholic Church building	Broadway Street	 
5	Church of England Anglican Church building	Broadway Street	

Item No.	Building Name or Type (if applicable)	Location	Image of Building
6	Aboriginal Inland Mission of Australia Church building	Barambah Avenue	
7	Domestic science building (used by BACCA)	Oak Ave	
8	Women's shelter (former acting superintendent's house)	Fisher Street	
9	Old gaol building	Oak Avenue	
10	House	Oak Avenue	

Item No.	Building Name or Type (if applicable)	Location	Image of Building
11	House	Corner of Oak Avenue and Mill Avenue	
12	House	Carter Street	
13	House	Carter Street	
14	House	Carter Street	
15	House	Corner of Carter Street and Mill Avenue	

Item No.	Building Name or Type (if applicable)	Location	Image of Building
16	House	Corner of Carter Street and Bligh Street	

5.7 Categories of development and assessment— Operational work

The following table identifies the categories of development and assessment for operational work.

Table 5.7.1—Operational work

All zones	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Excavation and filling	Accepted	
	If: a) located more than 30m from waterways and wetlands; b) not located on land identified on strategic plan maps SFM-003a or SFM-003b as a flood hazard; and c) disturbing less than 50 cubic metres of land.	Natural Hazards Code
	Code	
	Otherwise	Natural Hazards Code
Business activities and industry activities	Code	
	If involving waste water discharge other than stormwater or sewage discharge.	Natural Hazards Code
All development	Code	
	If: a) Involving more than greater than 2,500m ² of land; or b) 6 or more dwellings within the General Residential Zone, Local Centre Zone, Industry Zone, Community Facilities Zone.	Natural Hazards Code
Accepted		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—the location of waterways and wetlands are shown on Strategic Plan Map SFM-002 (looking after country).

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

Zones

Part 6



Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code
 - (b) the overall outcomes that achieve the purpose of the code
- (8) The following are the zone codes for the planning scheme:
 - (a) Community Facilities
 - (b) Environmental Management and Conservation
 - (c) General Residential
 - (d) Industry
 - (e) Limited Development (constrained land)
 - (f) Local Centre
 - (g) Recreation and Open Space
 - (h) Rural.

Editor's notes—under Section 23 of the Aboriginal Cultural Heritage Act 2003 and section 23 of the Torres Strait Islander Cultural Heritage Act 2003, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage (the “cultural heritage duty of care”).

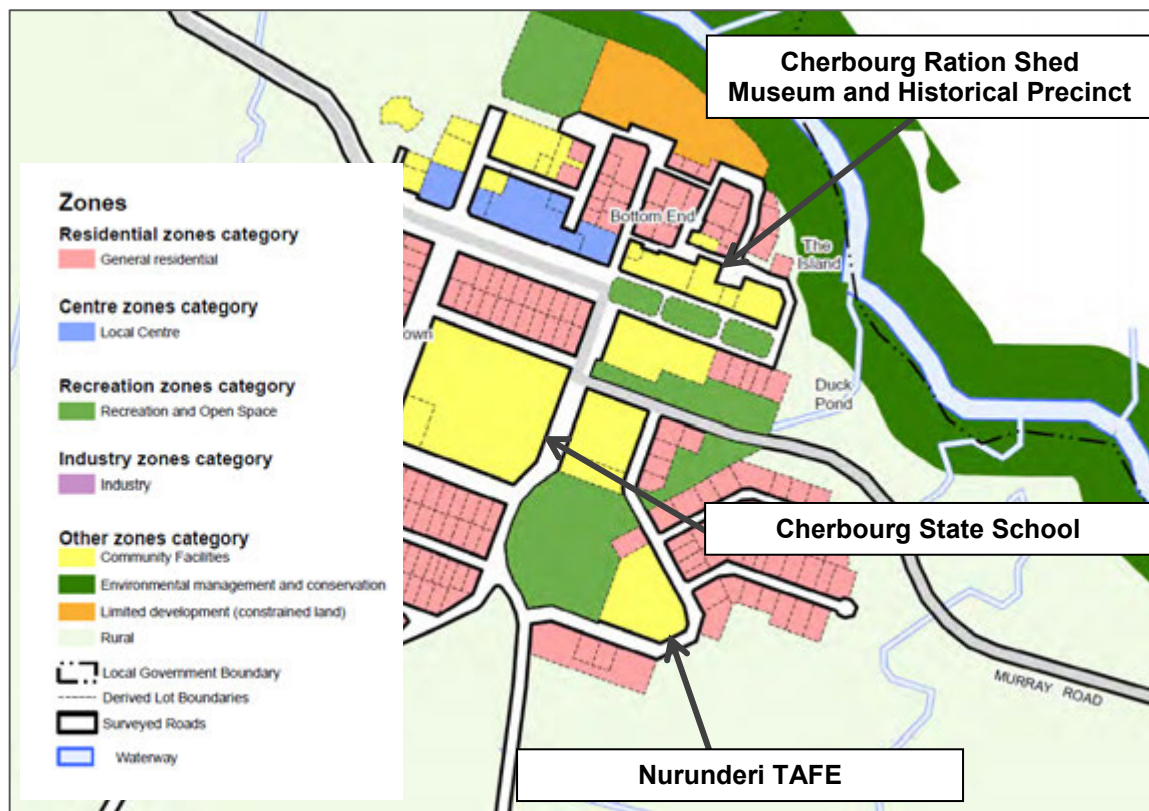
A person will comply with the duty of care in relation to Aboriginal or Torres Strait Islander cultural heritage if the person is acting in compliance with cultural heritage duty of care guidelines gazetted under the Aboriginal Cultural Heritage Act 2003 / Torres Strait Islander Cultural Heritage Act 2003 and/or in accordance with an agreement with the Aboriginal or Torres Strait Islander party for the area or a cultural heritage management plan approved under part 7 of the Aboriginal cultural heritage and Torres Strait Islander cultural heritage legislation.

Consultation with the traditional owners, the Wakka Wakka people, and the broader community will be important for development proposals that may have an impact on cultural heritage values.

See **Cherbourg People Having a Say Planning Scheme Policy in Schedule 5.3** in **Schedule 5** for an outline of the opportunities the community has to have a say on development applications.

6.2 Zone codes

Community Facilities Zone Code	
Purpose	<p>(1) The purpose of the community facilities zone code is to provide for community related activities and facilities whether under public or private ownership.</p> <p>These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.</p> <p>(2) The local government purpose of the code is to:</p> <p>(a) make sure development for community activities, including child care centres, community care centres, community uses, educational establishments, health care services, hospitals, places of worship and clubs, is provided to adequately meet the level of need in the community; and</p> <p>(b) make sure development for community purposes is provided in a safe, accessible and attractive environment in a way that minimises negative impacts on surrounding land uses.</p>
Overall outcomes	<p>The overall outcomes sought for the zone are as follows:</p> <ol style="list-style-type: none"> 1) Development is supported that responds to a need for community facilities and services, or improves access to and the quality of community facilities and services. 2) Uses other than community activities are supported within the zone where located within or adjoining the Cherbourg Ration Shed and Historical Precinct and defined as short term accommodation or tourist park. 3) Community activities responding to local education, health and training needs are maintained and new opportunities to improve or expand these activities are provided. 4) Where community activities cannot be accommodated within the Community Facilities Zone due to the particular nature and characteristics of the proposed use, other locations will be contemplated provided that community safety is maintained. 5) Community activities are located in highly accessible locations connected to residential areas and well integrated within the surrounding neighbourhood. 6) Buildings are of a height which is consistent with the low rise character of the Community Facilities Zone and surrounding residential areas. 7) Development layout and design promotes overlooking of public spaces. 8) The siting and design of public buildings allows easy access by all members of the community, including older, less mobile people and people with disabilities. 9) The viability of community activities is protected by excluding development that may prejudice the on-going operation and expansion of existing uses or the development of new community activities. 10) Uses and works are designed, located and operated to: <ol style="list-style-type: none"> (a) avoid significant negative impacts on environmental and natural resource values, both on-site and on adjoining areas; and (b) minimise and mitigate impacts on environmental and natural resource values, both on-site and on adjoining areas, that can not be avoided. 11) Development does not reduce nearby resident's ability to enjoy a pleasant, safe and attractive living environment, having regard to traffic and noise. 12) Development responds to the Cherbourg climate and is designed to incorporate practices that will reduce demand for energy and water.



Environmental Management and Conservation Zone Code	
Purpose	<p>(1) The purpose of the environmental management and conservation zone code is to provide for the protection and maintenance of areas identified as supporting significant biological diversity and ecological integrity.</p> <p>(2) The local government purpose of the code is to:</p> <p>(a) Protect areas that have important environmental and natural resource values, including:</p> <p>(i) wetlands;</p> <p>(ii) remnant vegetation containing dominant endangered regional ecosystems;</p> <p>(iii) essential regrowth habitat; and</p> <p>(iv) high value regrowth vegetation containing endangered regional ecosystems;</p> <p>for current and future generations and to ensure their ongoing contribution to the natural environment; and</p> <p>(b) Make sure that where development does occur, it avoids negative impacts on environmental and natural resource values and, where possible, enhances these values.</p>
Overall outcomes	<p>The overall outcomes sought for the zone are as follows:</p> <ol style="list-style-type: none"> 1) Environmental and natural resource values within the Environmental Management and Conservation Zone are protected from the negative impacts of development located within and adjoining the zone. 2) Development located within or near the Dudley Collins Cultural Centre results in the refurbishment and reuse of the centre. Development in this location is of a scale that is compatible with the natural character of the zone and is: <ol style="list-style-type: none"> (a) for nature-based tourism, short term accommodation or tourist park uses - the uses are located within 200m of the Dudley Collins Cultural Centre and are associated with activities occurring with the centre; or (b) for function facility or tourist attraction uses - the uses are contained within, or as an extension to, the Dudley Collins Cultural Centre. 3) Animal husbandry can occur anywhere within the zone. 4) Infrastructure for informal recreation purposes and nature based recreation, including walking tracks, camping grounds and horse riding trails, can occur within the Environmental Management and Conservation Zone. 5) Development takes into consideration the natural features of the site, such as existing vegetation and slope of the land. 6) Views to and from places, areas or features that have visual, historical, spiritual and cultural significance to the people of Cherbourg are not diminished. 7) Places, areas, land, landscapes, sites, buildings, works or artefacts that have heritage significance to the people of Cherbourg, including places that provide a connection to the past, or to past or current cultural and traditional practices, are conserved and appropriately protected from development for current and future generations. In locations where some form of development is appropriate, new development is respectful of the site's heritage values. 8) Development does not impact on the ability of local people to access watercourses and other culturally significant areas for traditional practices and recreational purposes.

General Residential Zone Code	
Purpose	<p>(1) The purpose of the General Residential Zone code is to provide for residential activities supported by a range of community uses and small-scale services, facilities and infrastructure that cater for local residents.</p> <p>(2) The local government purpose of the code is to:</p> <p>(a) provide for a range of detached and attached housing types that cater for the needs of the Cherbourg community, including larger dwellings suitable for large families and smaller dwellings suitable for singles, young couples, older couples and small families;</p> <p>(b) make sure development within the zone creates pleasant, safe and attractive living environments while allowing a range of housing types that blend with existing neighbourhoods; and</p> <p>(c) make sure development occurs in a logical, orderly and cost efficient manner and is provided with town services.</p>
Overall outcomes	<p>The overall outcomes sought for the zone are as follows:</p> <ol style="list-style-type: none"> 1) Suitable dwelling types are provided to support a range of different household types including a mix of detached houses, dual occupancies, community residences and multiple dwellings. 2) Short term accommodation is provided within the General Residential Zone to meet the needs of people visiting Cherbourg, provided it does not negatively impact on nearby residents. 3) Home based businesses are supported where the viability of the Local Centre Zone (Cherbourg Heart) as the business hub of Cherbourg is not likely to be undermined. Goods are not sold directly to the public, unless located at The Farm. 4) Non-residential uses are only provided within the General Residential Zone where: <ol style="list-style-type: none"> (a) a small shop servicing the day to day convenience needs of the residents of The Farm; (b) not negatively impacting on nearby residents in the General Residential Zone; and (c) the viability of Cherbourg Heart as the business hub of Cherbourg is maintained. 5) The order of development occurs in a logical, orderly and cost efficient manner. 6) Development in the new urban areas provides a safe and walkable environment that connects residents to facilities such as community activities, business activities, recreation activities and open space. 7) Buildings are of a height which is consistent with the low rise character of the General Residential Zone. 8) Development responds to the Cherbourg climate and is designed to incorporate practices that will reduce demand for energy and water. 9) Heritage buildings identified in the Heritage Buildings Planning Scheme Policy 5.1 in Schedule 5 that are structurally sound, including any buildings built on or before 1935, are protected and maintained and where possible, restored and reused. 10) Parks are provided in central locations that can be overlooked by the surrounding community. <p>Additional overall outcomes sought for development located at The Farm are as follows:</p> <ol style="list-style-type: none"> 11) Development is supported that reflects the preferred concept plan and key design principles provided in The Farm Preferred Concept Plan Planning Scheme Policy 5.4 in Schedule 5. 12) Development at The Farm occurs following development on existing

General Residential Zone Code

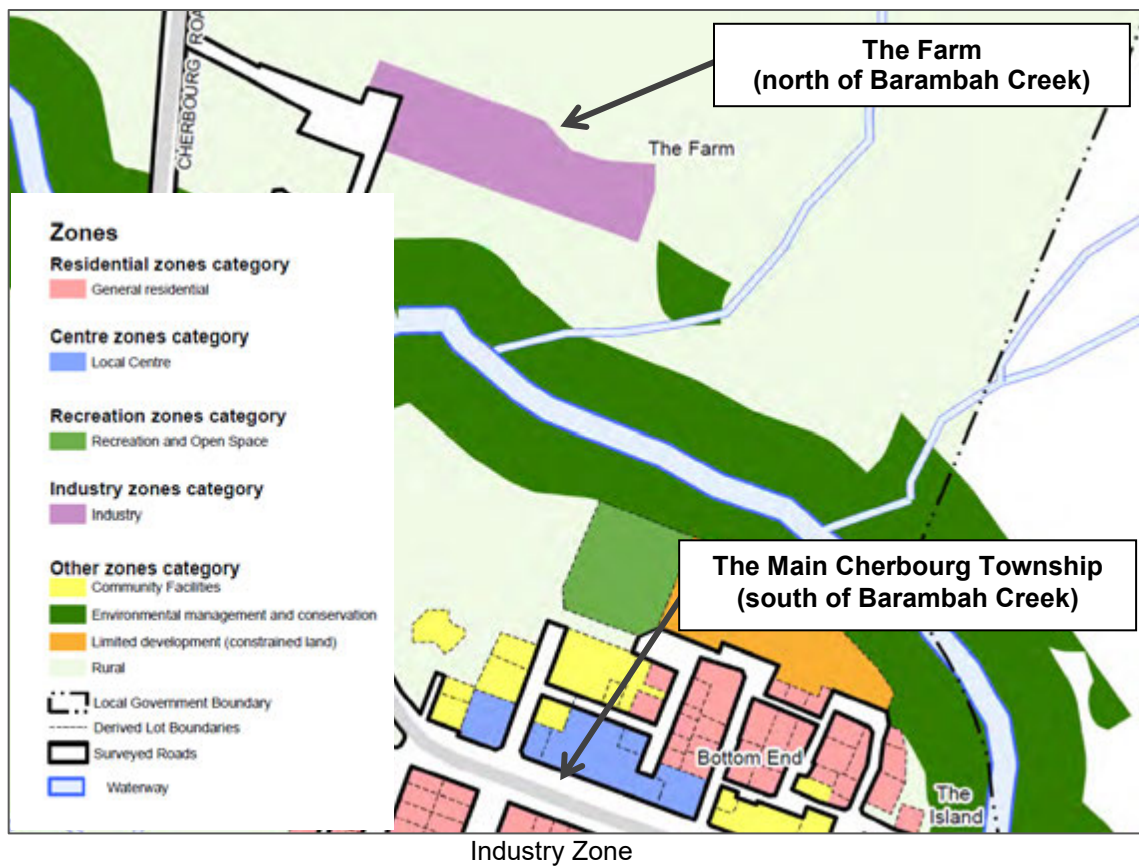
vacant lots within the 'existing urban area' (identified on Strategic Plan Maps SFM-001a and SFM-001b provided in **Schedule 2**).

- 13) A small scale shop is supported at The Farm where the viability of the Local Centre Zone (Cherbourg Heart) as the business hub of Cherbourg is maintained and the use is:
 - (a) Defined as a Home Based Business; or
 - (b) Less than 50m² in size.
- 14) A safe and efficient walking and cycling path is provided to connect The Farm with the main township of Cherbourg and to encourage forms of transport other than private vehicle.



General Residential Zone

Industry Zone Code	
Purpose	<p>(1) The purpose of the Industry Zone Code is to provide for a range of service, low and medium impact industrial uses.</p> <p>It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.</p> <p>(2) The local government purpose of the code is to:</p> <p>(a) provide for industry activities, including a range of service, low and medium impact industries, to support economic development in locations that are separated from sensitive land uses, such as houses;</p> <p>(b) make sure that industry activities are developed in a way that avoids impacts to environmental and natural resource values, where possible, and minimises and reduces impacts that can not be avoided; and</p> <p>(c) make sure industrial land uses are located to manage the health, wellbeing and safety of the community and minimise impacts of air, noise and odour emissions.</p>
Overall outcomes	<p>The overall outcomes sought for the zone are as follows:</p> <ol style="list-style-type: none"> 1) Industry activities, other than special industry and high impact industries, are consolidated within the Industry Zone. 2) The interface between the Industry Zone and General Residential Zone at The Farm is carefully managed through the siting, design and operation of industry activities to minimise impacts on the health, wellbeing and safety of nearby existing and future residents. This includes impacts from air, noise and odour emissions. 3) The efficiency and safety of existing and future industry activities within the Industry Zone is protected from the intrusion of incompatible non-industry uses. 4) Building heights are up to a maximum of 15m. 5) Development does not result in negative impacts to nearby environmental and natural resource values (identified on Strategic Plan Map SFM-002 provided in Schedule 2), including Baramah Creek. 6) A safe and efficient walking and cycling path is provided to connect The Farm with the main township of Cherbourg and to encourage forms of transport other than private vehicle. 7) Development responds to the Cherbourg climate and is designed to incorporate practices that will reduce demand for energy and water.



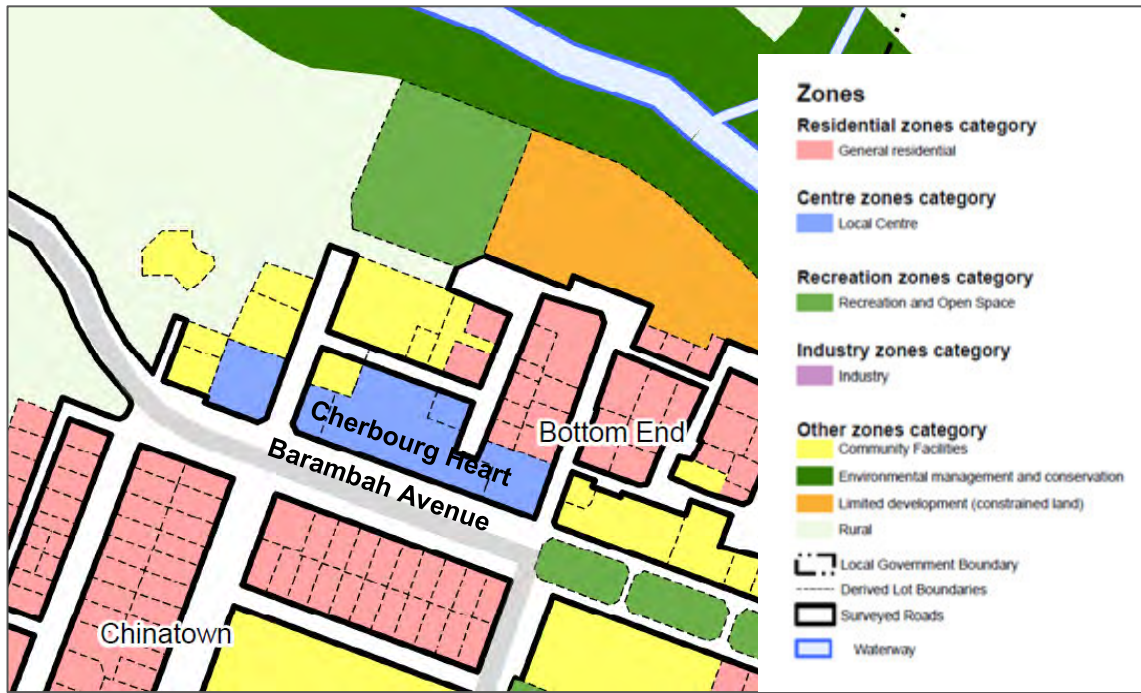
Limited Development (constrained land) Zone Code

Purpose	<p>(1) The purpose of the limited development (constrained land) zone code is to identify land known to be significantly affected by one or more development constraints (such as past or future mining activities, flooding, land contamination, defence requirements, historical subdivisions and buffer areas).</p> <p>Such constraints pose severe restrictions on the ability of the land to be developed for urban purposes.</p> <p>(2) The local government purpose of the code is to:</p> <p>(a) identify land within the existing urban area that is known to be affected by flooding and is only suited to very limited forms of development; and</p> <p>(b) allow for small scale service industry and warehouse uses, only where development does not increase the flood risk at, or surrounding, the development site.</p>
Overall outcomes	<p>The overall outcomes sought for the zone are as follows:</p> <ol style="list-style-type: none"> 1) Only minor building work for the purpose of a service industry or warehouse use that is an extension to existing industry activities occurs within the Limited Development (constrained land) Zone. 2) Development is sited, designed and operated to avoid negative impacts on environmental and natural resource values, where possible, and minimise and mitigate impacts that cannot be avoided. 3) Development does not have a negative impact on the environmental and natural resource values of Barambah Creek. 4) Development minimises and manages air, noise and odour emissions, including the impacts of these emissions on nearby residents. 5) Development is sited and designed to avoid impacts to existing drainage flow paths. 6) Development is designed and operated to maintain safety to people. 7) Minor building work for the purpose of a service industry or warehouse: <ol style="list-style-type: none"> (a) is provided with a level of town infrastructure and services that is appropriate to the use; and (b) includes practices that will reduce demand for energy and water, where possible.



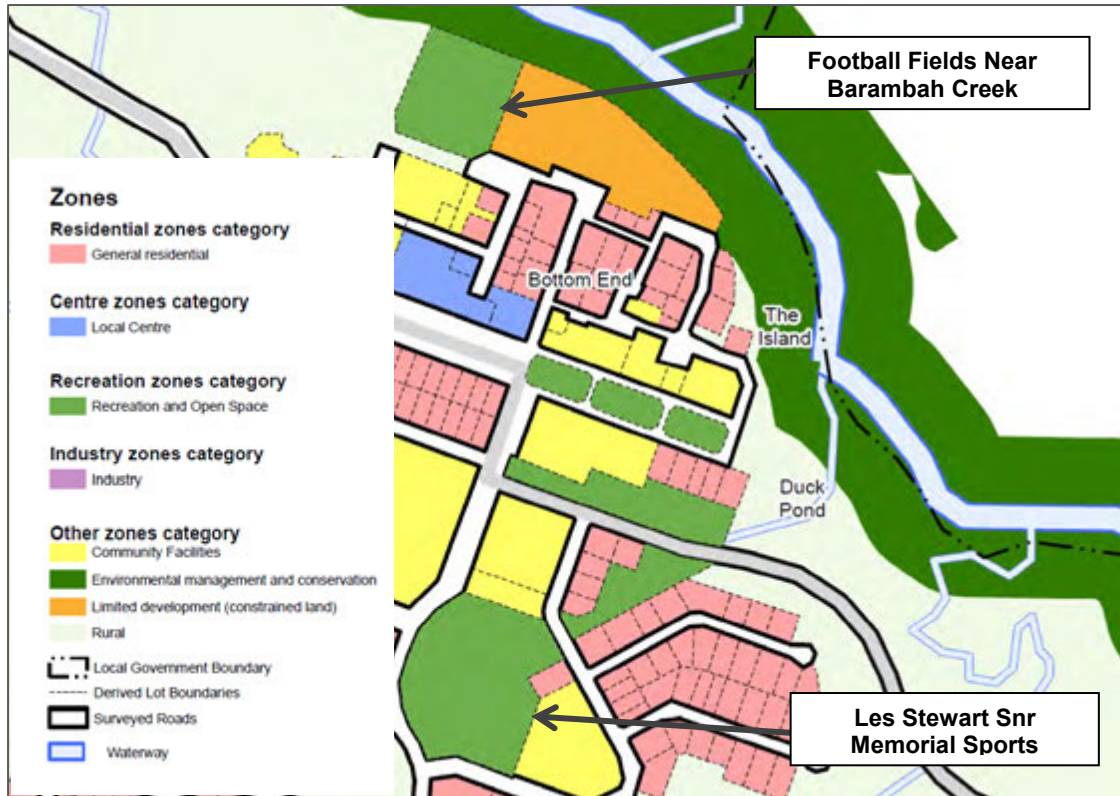
Limited Development (constrained land) Zone

Local Centre Zone Code (Cherbourg Heart)	
Purpose	<p>(1) The purpose of the Local Centre Zone code is to provide for a limited range of land uses and activities to service local needs.</p> <p>It includes local shopping, local employment nodes, commercial, residential, cafes and dining, entertainment, community services and residential development where it can integrate and enhance the fabric of the activity centre, but it is not the predominant use.</p> <p>(2) The local government purpose of the code is to: (a) consolidate business activities within the Local Centre Zone and reinforce the area as the only business hub of Cherbourg (known as Cherbourg Heart); and (b) allow opportunities for employment and economic development.</p>
Overall outcomes	<p>The overall outcomes sought for the zone are as follows:</p> <ol style="list-style-type: none"> 1) A range of business activities, such as offices, food and drink outlets, hardware and trade supplies, service industries, shops and markets are supported within the Local Centre Zone. 2) A limited range of community activities (community care centre and community use) can occur within the Local Centre Zone provided that business activities continue to be the dominant activities within the zone and the viability of Cherbourg Heart as the business hub of Cherbourg is maintained. 3) Development provides for a limited range of housing options, such as dwelling unit, dual occupancy, multiple dwelling, caretaker's accommodation, rooming accommodation and short-term accommodation where located above a ground floor business activity or to the rear of business activity fronting Barambah Avenue. These uses only occur within the zone where business activities continue to be the main activity within the zone and the viability of Cherbourg Heart as the business hub of Cherbourg is maintained. 4) Development does not impact on nearby resident's ability to enjoy a pleasant, safe and attractive living environment, having regard to traffic, noise, dust, odour and lighting. 5) Buildings heights are up to a maximum of 12m. 6) Development is sited and designed to avoid impacts to existing drainage flow paths. 7) Heritage buildings identified in the Heritage Buildings Planning Scheme Policy 5.2 in Schedule 5 that are structurally sound, including any buildings built on or before 1935, are protected and maintained and where possible, restored and reused.



The Local Centre Zone (Cherbourg Heart)

Recreation and Open Space Zone Code	
Purpose	<p>(1) The purpose of the recreation and open space zone code is to provide for a range of sporting, recreation, leisure, cultural and educational activities.</p> <p>The zone provides for local, district and regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation.</p> <p>Areas within the zone such as parks, playing fields and playgrounds are generally accessible to the public; however, access may be limited in certain areas and at certain times.</p> <p>Where required to meet community needs, development may include built structures, such as shelters, public toilet facilities, picnic tables, clubhouses, gymnasiums, public swimming pools and tennis courts, and other infrastructure to support the activities, provide safe access and support the management of these essential built structures.</p> <p>(2) The local government purpose of the code is to:</p> <p>(a) provide spaces and facilities for sport and recreation activities that provide opportunities for all members of the community to participate in informal and formal recreation and sporting activities; and</p> <p>(b) make sure that facilities are well maintained, appropriately managed and easily accessible by the community.</p>
Overall outcomes	<p>The overall outcomes sought for the zone are as follows:</p> <ol style="list-style-type: none"> 1) The community focal point for recreation activities continues to be the Les Stewart Snr Memorial Sports Complex and the football fields near Barambah Creek. 2) New recreation activities or expansions to existing recreation activities, (other than motor sport) occur in the Recreation and Open Space Zone. 3) Infrastructure needed for informal recreation purposes, including walking tracks, playground equipment and horse riding trails, and for rodeos and sporting competitions, is supported in locations that are highly accessible and visible from residential areas. These activities may occur in within the Recreation and Open Space Zone but are not limited to these areas. 4) Impacts of development on nearby residents are managed through adequate separation distances and the siting, design and operation of recreation activities. 5) A range of useable and accessible open spaces, including local parks, are available for the use and enjoyment of all residents. 6) Development for recreation activities is highly accessible and connected to residential. 7) Ancillary structures and buildings such as shelters, public toilets, picnic tables and playgrounds are provided in accessible and highly visible locations. 8) Development responds to the Cherbourg climate and is designed to incorporate practices that will reduce demand for energy and water.



Recreation and Open Space Zone

Rural Zone Code	
Purpose	<p>(1) The purpose of the rural zone code is to:</p> <ul style="list-style-type: none"> (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities; (b) provide opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes; and (c) protect or manage significant natural features, resources, and processes, including the capacity for primary production. <p>(2) The local government purpose of the code is to:</p> <ul style="list-style-type: none"> (a) protect rural land that is valuable for farming purposes including important agricultural areas (class A and class B) and land currently and previously used for farming purposes; (b) identify and protect the non-rural value of these areas, including the scenic and environmental and natural resource values; (c) allow for a limited range of non-rural uses in designated locations; and (d) make sure that locations that have heritage significance to the people of Cherbourg are protected for current and future generations.
Overall outcomes	<p>The overall outcomes sought for the zone are as follows:</p> <ul style="list-style-type: none"> 1) Land within the Rural Zone is generally preserved for rural activities in the short to long terms and is protected from incompatible uses, further subdivision and urban activities that fragment farmlands or impact on land productivity. 2) Development within the Rural Zone does not compromise the environmental and natural resource values and the long term viability of important agricultural land (class A and class B). 3) A limited range of non-rural uses, defined as tourist attraction, nature-based tourism, short-term accommodation, a tourist park, food and drink outlet, function facility and a small scale shop, is envisaged at the Bert Button Lookout, provided the uses are of a scale and form that that is compatible with the rural character of the surrounding area. These uses are supported in this location where: <ul style="list-style-type: none"> (a) uses are complementary to activities occurring within existing buildings at The Bert Button Lookout; (b) making use of, or expanding, the existing building at the Bert Button Lookout; (c) involving activities that promote tourism enterprises and allow visitors to Cherbourg to stay overnight; or (d) providing enterprise opportunities involving the sale, display, education and celebration of local Aboriginal art and culture. 4) Animal keeping, for the purpose of a dog kennel, is supported at Emu Farm where utilising the emu sheds and buildings formerly used as an Emu Farm. 5) Industry activities would be contemplated within the Rural Zone where making use of the former abattoir building located at Emu Farm or where: <ul style="list-style-type: none"> (a) the particular nature and characteristics of the use are such that the use can not be located in areas designated for industry activities; (b) the use is separated from the Cherbourg township and the General Residential zone; and (c) impacts to environmental and natural resource values are avoided, where possible, and minimised and mitigated where impacts cannot be avoided.

Rural Zone Code	
	<ul style="list-style-type: none"> 6) Outdoor sport and recreation uses occur where not compromising the longer term use of the land for rural activities and not negatively impacting on nearby residents. 7) The establishment of a motor sport facility only occurs if located 2km or more from the Cherbourg township and the General Residential zone and noise, odour and other impacts are minimised. 8) The interface between rural activities, including cropping, intensive horticulture animal keeping, intensive animal industries and wineries and the General Residential Zone is carefully managed through: <ul style="list-style-type: none"> (a) the siting, design and operation of rural activities; and (b) an adequate separation distance between rural activities and existing and future sensitive land uses. 9) Development responds to the Cherbourg climate and is designed to incorporate practices that will reduce demand for energy and water, where possible. 10) Development does not impact on the ability of local people to access watercourses and other culturally significant areas for traditional practices and recreational purposes. 11) Places, areas, land, landscapes, sites, buildings, works or artefacts that have heritage significance to the people of Cherbourg, including places that provide a connection to the past, or to past or current cultural and traditional practices, are conserved and appropriately protected from development for current and future generations. In locations where some form of development is appropriate, new development is respectful of the site's heritage values.

Development codes

Part 7



Part 7 Development codes

7.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Use codes and other development codes are specific to each planning scheme area.
- (3) The following are the use codes for the planning scheme:
 - (a) Accommodation activities code
 - (b) Business activities code
 - (c) Industry activities code
 - (d) Reconfiguration of a lot code
 - (e) Rural industries code.
- (4) The following are the other development codes for the planning scheme:
 - (a) Looking after country code
 - (b) Natural hazards code
 - (c) Town infrastructure and services code.

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

7.2 Use codes

7.2.1 Accommodation activities code

7.2.1.1 Application

This code applies where identified as assessment benchmarks in the categories of development and assessment tables in sections 5.4 - 5.8 of this planning scheme.

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

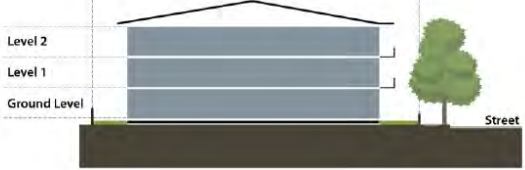
7.2.1.2 Purpose


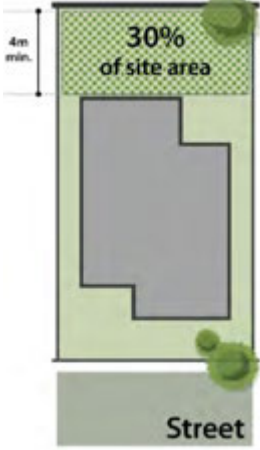
- (1) The purpose of the accommodation activities code is to make sure development creates pleasant, safe and attractive living environments, providing a range of different housing types that blend with existing neighbourhoods.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development for the purpose of accommodation activities generally occurs within the General Residential Zone;
 - (b) accommodation activities occur outside of the General Residential Zone where:
 - (i) located within the Local Centre Zone (known as Cherbourg Heart) and not interrupting active business activities along Barambah Avenue; or
 - (ii) defined as short term accommodation, nature based tourism or tourist park and needed to support new or expanding tourism activities associated with the Cherbourg Ration Shed Museum and Historical Precinct, Dudley Collins Cultural Centre or Bert Button Lookout;
 - (c) development provides a range of attached and detached housing types that cater for the needs of the Cherbourg community, including larger dwellings suitable for large families and smaller dwellings suitable for singles, young couples, older couples and small families;
 - (d) the character and scale of development are in keeping with the intent of the zone in which the development is proposed;
 - (e) development provides a pleasant, safe and attractive living environment and is

- (f) designed to provide privacy, access to sunlight and breezes;
- (f) home based businesses blend in with other dwelling houses and do not sell goods directly to the public unless located at The Farm;
- (g) views to and from places, areas or features that have visual, historical, spiritual and cultural significance to the people of Cherbourg are not diminished;
- (h) development for home based businesses, short term accommodation and multiples dwellings are sited and designed to avoid negative impacts on nearby residents;
- (i) the order of development occurs in a logical, orderly and cost efficient manner; and
- (j) development responds to the Cherbourg climate and is designed to incorporate practices that will reduce demand for energy and water.


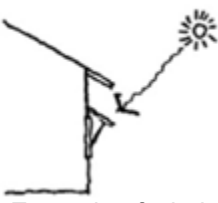
7.2.1.3 Specific benchmarks for assessment

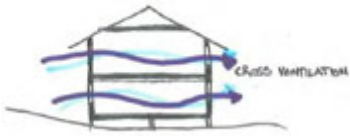
Table 7.2.1.3—Benchmarks for accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted subject to requirements and assessable development	
PO1 Buildings are of a height which is consistent with the intended character of the zone in which it is proposed.	AO1 Buildings or structures are not higher than 12m above natural ground level at any point (as shown in Figure 1).  <p>Figure 1: Example of 3 storey residential building (less than 12m in height).</p>
PO2 Buildings are set back from side and rear boundaries so that: <ul style="list-style-type: none"> (a) buildings are consistent with the siting of surrounding residential buildings and create a consistent streetscape appearance; (b) provide for adequate sunlight for habitable rooms and open space areas on and adjoining the site; and (c) are sufficient to minimise overshadowing and overlooking of adjoining premises. 	AO2.1 Buildings are setback 6m from the primary street frontage.
	AO2.2 Buildings are setback 2m from any side property boundary.
	AO2.3 Buildings are setback 6m from any rear property boundary.
PO3 Adequate and suitable private open space is provided to meet the needs of residents for privacy, relaxation and direct access to sunlight and open air.	AO3.1 Each dwelling located at ground level has private open space that is: <ul style="list-style-type: none"> (a) a minimum of 12m² in area per dwelling unit; (b) a minimum dimension of 2.4m; and (c) directly accessible from a living room; as shown in Figure 2.

Performance outcomes	Acceptable outcomes
	 <p>Figure 2: Example of ground floor dwelling with private open space.</p> <p>AO3.2 Each dwelling above ground level has a balcony or patio with: (a) a minimum area of 5m²; and (a) a minimum dimension of 1.2m.</p>
<p>PO4 For multiple dwellings, adequate and suitable communal open space is provided to meet the needs of occupants for interaction and recreation.</p>	<p>AO4 A minimum of 30% of the site area is provided as communal open space, as shown in Figure 3.</p>  <p>Figure 3: Example of common open space area.</p>
<p>PO5 On-site car parking is provided to a level sufficient to meet residents' needs and avoid on-street parking.</p>	<p>AO5.1 For short term accommodation or tourist park uses, one (1) car parking space is provided for each dwelling or cabin.</p> <p>AO5.2 For other accommodation activities, one (1) car parking space is provided for every two units.</p>
Specific Requirements for Home Based Business	
<p>PO6 The home based business use is part of a site used primarily for residential purposes.</p>	<p>AO6 The use is conducted entirely within an accommodation activity use or an enclosed area on the site.</p>

Performance outcomes	Acceptable outcomes
PO7 Home based business is low key in its nature, size and employment.	AO7 Activities associated with the home based business use: (a) are carried out by one (1) or more of the permanent residents of the dwelling. (b) involve no more than one (1) non-resident employee on site at any one time; and (c) do not involve the sale of good directly to the public, unless located at The Farm and less than 20m ² in size.
PO8 The development does not result in negative impacts to nearby residents.	AO8.1 Noise levels generated by the use do not exceed 5dB(A) above ambient background levels at the property boundary at anytime.
	AO8.2 No source of power other than one or more single phase motors of not more than 0.4kW power is used provided that the total power drawn by all motors does not exceed 1.5kW.
	AO8.3 Any odour emissions do not cause a noticeable smell (in excess of one (1) odour unit) at the boundary of any accommodation activity within the General Residential Zone.
	AO8.4 The use does not involve any external illumination.
PO9 Development does not result in any negative visual impacts from the street or surrounding buildings.	AO9 Equipment, goods and materials associated with the use are not stored or displayed outside the dwelling or any outbuilding.
PO10 Hours of operation are suited to a residential environment.	AO10 The use (other than a bed and breakfast) is conducted within the hours of 7am to 7pm, Monday to Saturday and 8am to 7pm Sunday and public holidays.
PO11 Development maintains safety of people.	AO11 The amount of stored chemicals, gases or other hazardous materials is no more than the limits normally associated with a residential dwelling.
PO12 Activities that occur on the site are consistent with the residential character of the surrounding area.	AO12 The business does not include any type of vehicle service or repair on the site.
Assessable development	
PO13 Accommodation activities occur in locations that are consistent with the intent of the zone in which it is proposed.	AO13 Accommodation activities are located within the General Residential Zone except where: (a) located within the Local Centre Zone (known as Cherbourg Heart) and not interrupting active business activities along Barambah Avenue; or (b) defined as short term accommodation, nature based tourism or tourist park and needed to support new or expanding tourism activities associated with the

Performance outcomes	Acceptable outcomes
	Cherbourg Ration Shed Museum and Historical Precinct, Dudley Collins Cultural Centre or Bert Button Lookout.
<p>PO14 Buildings are designed to help make Cherbourg safe for residents and visitors by:</p> <ul style="list-style-type: none"> (a) facing and addressing the street; (b) having a clearly defined entry that is visible from the street; (c) having windows and doors from habitable rooms which face and overlook the street and other public spaces; (d) avoiding the creation of external spaces that are hidden from view; and (e) including adequate lighting. 	No acceptable outcome is nominated.
<p>PO15 The design of buildings include features which make its appearance more interesting, such as:</p> <ul style="list-style-type: none"> (a) verandahs, porches or balconies; (b) roof overhangs; (c) window hoods or screens; (d) awning and shade structures; (e) variation to roof and building lines; (f) windows recessed into the façade; and (g) use of varying building materials. <p>Some examples are shown in Figure 4 (below).</p> <div style="text-align: center;">  <p>Example of roof overhang.</p>  <p>Example of window hood.</p> </div> <p>Figure 4: Example of roof overhang and window hood</p>	No acceptable outcome is nominated.
<p>PO16 Buildings respond to the Cherbourg climate and are oriented and designed to provide good access to sunlight and to minimise demand for energy, particularly for heating and cooling, by:</p>	No acceptable outcome is nominated

Performance outcomes	Acceptable outcomes
<p>(a) optimising the number of dwellings with main living areas orientated to within 20° either side of north; and</p> <p>(b) maximising cross-ventilation through window placement and internal layout (shown in the Figure 5 example below).</p>  <p>Figure 5: Example of cross ventilation (breezes).</p>	
<p>PO17 Exposure of dwellings to noise, odour or other nuisance is minimised.</p>	No acceptable outcome is nominated
<p>PO18 Development does not compromise the scenic values and vegetated character of Cherbourg and ensures that:</p> <p>(a) the scenic qualities associated with views to regional farming areas, undulating landscapes and vegetated areas are not diminished by development;</p> <p>(b) views of the Cherbourg township from elevated positions at The Farm and Emu Farm are maintained;</p> <p>(c) the layout and design of new development allows for the retention of important trees, such as Bunya Trees, where possible; and</p> <p>(d) other important views, valued for historical, spiritual and cultural reasons, are identified and protected from the adverse impacts of development.</p>	No acceptable outcome is nominated.
<p>Additional requirements for Short Term Accommodation, Nature-based tourism and Tourist Park at the Bert Button Lookout and Dudley Collins Cultural Centre</p>	
<p>PO19 Development is adequately separated from existing rural activities in order to minimise potential land use conflicts, including impacts from odour, dust, spray drift and noise emissions.</p>	<p>AO19 Separate distances are provided in accordance with State Planning Policy, State Interest Guideline - Agriculture.</p>
<p>PO20 Development does not compromise the scenic values and vegetated character of Cherbourg and ensures that:</p> <p>(a) the scenic qualities associated with views to regional farming areas, undulating landscapes and vegetated areas are not diminished by development;</p> <p>(b) views of the Cherbourg township from elevated positions at The Farm and</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>Emu Farm are maintained;</p> <p>(c) the layout and design of new development allows for the retention of important trees, such as Bunya Trees, where possible; and</p> <p>(d) other important views, valued for historical, spiritual and cultural reasons, are identified and protected from the adverse impacts of development.</p>	

7.2.2 Business activities code

7.2.2.1 Application

This code applies where identified as assessment benchmarks in the categories of development and assessment tables in sections 5.4 - 5.8 of this planning scheme.


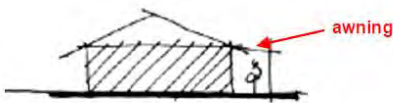
When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1.

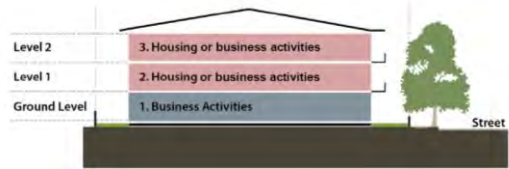
7.2.2.2 Purpose

- (1) The purpose of the Business Activities Code is to:
 - (a) guide the development of business activities, such as offices, food and drink outlets, service industries and shops, mainly within the Local Centre Zone (known as Cherbourg Heart) but also outside of it, so that development is accessible, safe and attractive;
 - (b) guide the development of other activities, such as community activities and accommodation activities, that are supported within the Local Centre Zone; and
 - (c) make sure development reinforces the Local Centre Zone (Cherbourg Heart) as the business centre of Cherbourg.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) business activities are consolidated within the Local Centre Zone to reinforce the zone as the business hub for the Cherbourg township (Cherbourg Heart);
 - (b) a limited range of business activities, such as a food and drink outlet or a shop, occurs at the Bert Button Lookout provided that development does not impact on environmental and natural resource values or the viability of Cherbourg Heart as the business hub of Cherbourg;
 - (c) a small shop is provided at The Farm where servicing the day to day convenience needs of residents at The Farm;
 - (d) the limited range of community activities and accommodation activities are supported within the Local Centre Zone provided that business activities continue to be the main activity within the zone and the viability of Cherbourg Heart as the business hub of Cherbourg is maintained;
 - (e) the character and scale of development are in keeping with the intent of the zone in which the development is proposed;
 - (f) the location and design of public buildings allows easy access by all members of the community, including older, less mobile people and people with disabilities;
 - (g) views to and from places, areas or features that have visual, historical, spiritual and cultural significance to the people of Cherbourg are not diminished.
 - (h) access and safety for people is maintained or where possible, enhanced;
 - (i) development in the Local Centre Zone helps to make Cherbourg Heart lively and active by facing the street and having active business activity uses, such as shops, on ground level along Barambah Avenue;
 - (j) development responds to the Cherbourg climate and is designed to incorporate practices that will reduce demand for energy and water;
 - (k) parking is provided on-site or on-street to meet the needs of residents, workers and visitors; and
 - (l) development helps to make Barambah Avenue safe, comfortable and attractive for residents and visitors by providing landscaping, lighting and safe, sheltered walking paths.

7.2.2.3 Specific benchmarks for assessment

Table 7.2.2.3—Benchmarks for accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted subject to requirements and assessable development	
<p>PO1 Buildings are of a height which is consistent with the intended character of the zone in which it is located.</p>	<p>AO1 The height of buildings is not more than: (a) 12m above ground level if in the Local Centre Zone (as shown in Figure 6); or (b) 8.5m above ground level if at the Bert Button Look Out.</p>  <p>Figure 6: Example of 3 storey residential building (less than 12m in height) in the Local Centre Zone.</p>
<p>PO2 Buildings within the Local Centre Zone are designed to allow different land uses to occupy the building over time.</p>	<p>AO2 Buildings in the Local Centre Zone have floor to ceiling heights that are at least: (a) 3.3m at the ground level to allow for commercial and/or retail uses; and (b) 2.7m for all other floors.</p>
<p>PO3 Buildings are setback from the boundaries of the site so as to contribute to the streetscape and to protect sensitive land uses.</p>	<p>AO3 Buildings in the Local Centre Zone are setback from the street: (a) the same distance as existing adjoining buildings; or (b) if no existing adjoining building, 0m.</p>
<p>AO4 Buildings are designed to help make Cherbourg safe for residents and visitors</p>	<p>AO4 Buildings face the street and have windows and doors facing the street.</p>
<p>PO5 Development helps to make Barambah Avenue safe, comfortable and attractive by providing landscaping, lighting and comfortable, safe and sheltered walkways (see Figure 7).</p>  <p>Figure 7: Example of a sheltered walkway.</p>	<p>AO5 In the Local Centre Zone new buildings that front Barambah Avenue provide: (a) pedestrian footpaths that are a minimum of 1.5m wide, where not already provided; (b) awnings over the footpath which: (i) cover the full width of the footpath; (ii) are in line with awnings on adjoining building; (iii) are cantilevered from the main building with any posts within the footpath being non-load bearing; (c) landscaping that contributes to the appearance of the Local Centre Zone along Barambah Avenue ; and (d) a lighting system according to AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i>, while still being a minimum of 20 lux at footpath level.</p>

Performance outcomes	Acceptable outcomes
PO6 Potential noise and odour emissions do not have a negative impact on nearby accommodation activities.	AO6.1 Noise levels generated by the use do not exceed 5dB(A) above ambient background levels at the property boundary between the hours of 7pm and 7am, Monday to Saturday and 7pm to 8am, Sunday and public holidays.
	AO6.2 Any odour emissions do not cause a noticeable smell (in excess of one (1) odour unit) at the boundary of any accommodation activity within the General Residential Zone.
PO7 Business activities located outside of the Local Centre Zone do not weaken the viability of Cherbourg Heart as the business hub of Cherbourg.	AO7.1.1 The use is located at the Bert Button Look Out and is: <ul style="list-style-type: none"> (a) for a food and drink outlet, with a gross floor area of 100m² of less; or (b) for a shop and: <ul style="list-style-type: none"> (i) associated with short term accommodation, a tourist park or a function facility; and (ii) with a gross floor area of 100m² of less. <p>OR</p> AO7.1.2 The use is located at The Farm and is a shop of not more than 50m ² .
PO8 Development that adjoins an accommodation activity protects the privacy of those residents.	AO8 Windows that are less than 5m from the windows of adjoining residential buildings have: <ul style="list-style-type: none"> (a) screening; (b) translucent glazing; or (c) sill heights of at least 1.5m.
Additional requirements for Accommodation Activities in the Local Centre Zone	
PO9 Business activities continue to be the dominant activities within the Local Centre Zone and the viability of Cherbourg Heart as the business hub of Cherbourg is maintained.	AO9 Residential activities are located above a ground floor business activity (as shown in Figure 8 below) or to the rear of a business activity fronting Barambah Avenue. <div style="text-align: center;">  </div> <p>Figure 8: Example of accommodation activities above ground floor business activities.</p>
PO10 Bedrooms and living rooms are designed to protect residents from existing or future noise from nearby activities.	AO10 Buildings are designed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedroom or living room of: <ul style="list-style-type: none"> (a) LLeqT 25dB at 63 Hz; or

Performance outcomes	Acceptable outcomes
	(b) LL_{eqT} 20dB at 63 HZ for short term accommodation.
PO11 Adequate and suitable private open space is provided to meet the needs of occupants for privacy, relaxation and direct access to sunlight and open air.	AO11.1 Each dwelling above ground level has a balcony with: (a) a minimum area of 5.0m ² ; and (b) a minimum dimension of 1.2m. AO11.2 Each dwelling located to the rear of a business activity has private open space that is: (a) a minimum of 12.0m ² in area; (b) a minimum dimension of 2.4m; (c) directly accessible from a living room; as shown in Figure 9 below. <div data-bbox="896 736 1212 1227" data-label="Image"> </div>
Assessable development	
PO12 (a) Business activities occur in locations that are consistent with the intent of the zone in which it is proposed.	AO12 Business activities are located within the Local Centre Zone except where: (a) for a limited range of business activities, such as a food and drink outlet or a shop, at the Bert Button Lookout; and (b) the development does not impact on environmental and natural resource values or the viability of Cherbourg Heart as the business hub of Cherbourg.
PO13 Buildings are designed to help make Cherbourg safe for residents and visitors by: (a) facing and addressing the street; (b) having a clearly defined entry that is visible from the street; (c) having windows and doors from habitable rooms which face and overlook the street and other public spaces; (d) avoiding the creation of external	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
spaces that are hidden from view; and (e) including adequate lighting.	
PO14 The design of buildings include features which make its appearance more interesting, such as: (a) roof overhangs; (b) window hoods or screens; (c) changes to roof and building lines; (d) windows that are recessed into the façade; and (e) use of a number of different building materials.	No acceptable outcome is nominated.
PO15 The location and design of public buildings facilitates easy access by all members of the community, including older, less mobile people and people with disabilities.	No acceptable outcome is nominated.
PO16 Air-conditioning and refrigeration units are positioned and screened so that: (a) the units cannot be easily seen from the street; and (b) noise impacts to nearby accommodation activities are minimised.	No acceptable outcome is nominated.
PO17 Business activities at the Bert Button Look Out: (a) protect the environmental and natural resources values and scenic qualities of the Look Out; (b) do not interfere with views from the Look Out; and (c) are designed to be compatible with the existing development at the Look Out.	No acceptable outcome is nominated.
PO18 Parking is provided on-site or on-street to meet the needs of residents, workers and visitors. Parking is only provided on-street if: (a) adequate space is available for on-street parking; and (b) on-street parking does not result in negative impact on traffic movements.	No acceptable outcome is nominated.
PO19 Development does not compromise the scenic values and vegetated character of Cherbourg and ensures that: (a) the scenic qualities associated with views to regional farming areas, undulating landscapes and vegetated areas are not diminished by development; (b) views of the Cherbourg township from elevated positions at The Farm and Emu Farm are maintained;	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>(c) the layout and design of new development allows for the retention of important trees, such as Bunya Trees, where possible; and</p> <p>(d) other important views, valued for historical, spiritual and cultural reasons, are identified and protected from the adverse impacts of development.</p>	

7.2.3 Industry activities code

7.2.3.1 Application

This code applies where identified as assessment benchmarks in the categories of development and assessment tables in sections 5.4 - 5.8 of this planning scheme.

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

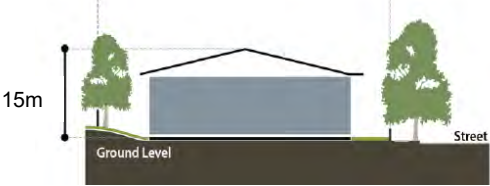
7.2.3.2 Purpose

- (1) The purpose of the industry activities code is to:
 - (a) make sure industry activities are located where providing accessible employment, making the best use of services and where separated from important environmental and natural resource values;
 - (b) guide the development of industry activities so that development does not result in existing and future sensitive land uses being exposed to air, noise and odour emissions from industrial activities that impact on human health and well being;
 - (c) make sure the built form of development is consistent with the intended character of the area; and
 - (d) make sure that industry activities are designed and operated to maintain the safety of people and property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Industrial activities (other than extractive industry, special industry and high impact industries) are consolidated within the Industry Zone.
 - (b) Outside of Industry Zone, extensions to existing industry activities can occur within the Limited Development (constrained land) Zone where:
 - (i) defined as a service industry or warehouse use; and
 - (ii) not increasing the flood risk at or surrounding the development site.
 - (c) In addition to (b), industry activities, including special industry and high impact industries, occur outside of the Industry Zone where:
 - (i) the particular nature and characteristics of the use are such that the use requires a non-urban location and can not be located within the Industry Zone;
 - (ii) the development is consistent with the intent of the zone in which it is proposed;
 - (iii) the development can be provided with services in cost efficient manner; and
 - (iv) the use is separated from the Cherbourg township and the General Residential Zone.
 - (d) A specific opportunity to locate industry activities outside of the Industry Zone exists where:
 - (i) making use of the former abattoir buildings located at Emu Farm; and
 - (ii) impacts to environmental and natural resource values are avoided, where possible, and minimised and mitigated where impacts cannot be avoided.
 - (e) Industry activities are sited, designed and operated to avoid negative impacts on environmental and natural resource values, where possible, and minimise and mitigate impacts that cannot be avoided.
 - (f) The interface between industry activities and sensitive land uses is carefully managed, so that sensitive land uses are not exposed to air, noise and odour emissions that impact on human health, through:
 - (i) the siting, design and operation of industry activities; and
 - (ii) provision of an adequate separation distance between industry activities and existing and future sensitive land uses.
 - (g) The character and scale of development are in keeping with the intent of the zone in which the development is proposed.
 - (h) Development is designed and operated to maintain safety of people and property.

- (i) Development responds to the Cherbourg climate and is designed to incorporate practices that will reduce demand for energy and water.

7.2.3.3 Specific benchmarks for assessment

Table 7.2.3.3—Benchmarks for accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted subject to requirements and assessable development	
<p>PO1 Buildings are of a height which is consistent with the intended character of the zone in which it is located.</p>	<p>AO1 New buildings or structures are not higher than:</p> <ul style="list-style-type: none"> (a) 15m above natural ground level if located in the Industry Zone (example shown in Figure 10) of ; or (b) 10m above natural ground level if located in the Limited Development (constrained land) Zone.  <p>Figure 10: Example of 15m building height in Industry Zone.</p>
<p>PO2 Buildings are set back from the boundaries of the site so that:</p> <ul style="list-style-type: none"> (a) impacts on non industrial uses are minimised; and (b) buildings create a consistent streetscape appearance. 	<p>AO2.1 New buildings are setback from the primary street frontage:</p> <ul style="list-style-type: none"> (a) the same distance as existing adjoining buildings; or (b) where there are no existing adjoining buildings: <ul style="list-style-type: none"> (i) 6m in the Limited Development (constrained land) Zone; or (ii) 3m in the Industry Zone. <p>AO2.2 New buildings are setback from the side property boundary:</p> <ul style="list-style-type: none"> (a) 0m along the boundary with another lot in the Industry Zone; or (a) 6m if in the Limited Development (constrained land) Zone and adjacent to the Recreation and Open Space Zone or the Environmental Management and Conservation Zone. <p>AO2.3 New buildings are setback from any rear property boundary:</p> <ul style="list-style-type: none"> (a) 0m along the boundary with another lot in the Industry Zone; or (b) 6m if in the Limited Development (constrained land) Zone and adjacent to the Recreation and Open Space Zone or the Environmental Management and Conservation Zone.

Performance outcomes	Acceptable outcomes
PO3 Development is located, designed, and operated in a way that avoids, minimises and reduces air, noise, odour, dust and lights emissions and the impacts of these emissions on sensitive land uses and environmental and natural resource values.	AO3.1 The use is not conducted outside the hours of 6.30am to 7pm, Monday to Saturday and 8am to 6pm Sunday and public holidays.
	AO3.2 Noise levels generated by the use do not exceed 5dB(A) above ambient background levels at the property boundary at anytime if located in the Limited Development (constrained land) Zone.
PO4 An adequate separation distance is provided between industry activities and existing and future sensitive land uses in the General Residential Zone to protect sensitive land uses from potential adverse impacts to residential amenity.	AO4 Other than development proposed in the Limited Development (constrained land) Zone, industry activities are separated a minimum distance of 200m from the General Residential Zone.
PO5 On-site car parking is provided to a level sufficient to meet workers and visitors needs and avoid on-street parking.	AO5 One (1) parking space is provided per 200m ² of gross floor area.
Assessable development	
PO6 Industry activities occur in locations that are consistent with the intent of the zone in which it is proposed.	AO6 Development for industry activities (other than extractive industry, special industry and high impact industries) is located within the Industry Zone except where: (a) development is located within the Industry Zone; or (b) development is for service industry or warehouse uses and is located within the Limited Development (constrained land) Zone.
PO7 Buildings are designed to help make Cherbourg safe for workers, residents and visitors by: (a) facing and addressing the street; (b) having a clearly defined entry that is visible from the street; (c) having windows and doors which face and overlook the street and other public spaces; (d) avoiding the creation of external spaces that are hidden from view; and (e) including adequate lighting.	No acceptable outcome is nominated.
PO8 Development is located, designed, and operated in a way that avoids, minimises and reduces air, noise, odour, dust and lights emissions and the impacts of these emissions on sensitive land uses and environmental and natural resource values.	No acceptable outcome is nominated.
PO9 Development provides for the collection, treatment and disposal of liquid wastes, solid wastes and other sources of	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
contamination so that off-site releases of contaminants do not occur.	
PO10 Development is sited, designed and operated in a way that contributes to its appearance from the street by: <ul style="list-style-type: none"> (a) providing landscaping; and (b) screening equipment, stored materials, service areas and work from view from the street. 	No acceptable outcome is nominated.
PO11 Buildings respond to the Cherbourg climate and are oriented and designed to provide good access to sunlight and to minimise demand for energy, particularly for heating and cooling, by: <ul style="list-style-type: none"> (a) optimising the number of buildings with work areas oriented to within 20° either side of north; and (b) maximising cross-ventilation through placement of windows and openings. 	No acceptable outcome is nominated.

7.2.4 Reconfiguration of a lot (subdivision) code

7.2.4.1 Application

This code applies where identified as assessment benchmarks in the categories of development and assessment tables in section 5.6 of this planning scheme.

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

7.2.4.2 Purpose

- (1) The purpose of the reconfiguring a lot code is to:
 - (a) provide for good subdivision design that is consistent with the character of the zone and the features of the land on which the development is proposed;
 - (b) make sure land is used efficiently and is well connected to existing and future development;
 - (c) make sure development does not have a negative impact on the productivity of rural land; and
 - (d) make sure new lots have access to town services and is well connected by a range of travel options including walking, cycling and public transport.

Editor's note—subdivision refers to development for the purpose of a Reconfiguration of a Lot.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is logically coordinated and sequenced to make sure town services are provided ahead of development and to maximise the efficient use of transport, energy, water and sewage infrastructure;
 - (b) the layout, size and dimensions of lots are suited to the intended use of the land;
 - (c) development helps to create pleasant, safe and attractive living environments, consistent with the character of the zone in which it is proposed;
 - (d) the orientation and layout of lots allows buildings to be positioned in a way that is appropriate for Cherbourg's climate and to reduce demand for energy and water;
 - (e) development within the General Residential Zone meets the needs of the Cherbourg community for a range of different housing types;
 - (f) the design and layout of lots is responsive to the natural environment and natural features, including its topography, drainage flow paths, slope of the land, vegetation and environmental and natural resource values;
 - (g) land within the Rural Zone, including GQAL, SCL and potential SCL, is generally not suitable further subdivision or activities that fragment farmlands or impact on land productivity;
 - (h) public parks are well designed, centrally located and overlooked by the surrounding community;
 - (i) no new lots are created on land that is identified as a flood hazard on Strategic Plan Maps SFM-003a and SFM-003b (natural hazards) provided in **Schedule 2**; and
 - (j) for subdivision of land located within the General Residential Zone at The Farm:
 - (i) development is supported that reflects the preferred concept plan and key design principles provided in **The Farm Preferred Concept Plan Planning Scheme Policy 5.4 in Schedule 5**;
 - (ii) development at The Farm occurs following development on existing vacant lots within the 'existing urban area' (identified on Strategic Plan Maps SFM-001a and SFM-001b provided in **Schedule 2**);
 - (iii) a safe and efficient walking and cycling path is provided to connect The Farm with the main township of Cherbourg and to encourage forms of transport other than private vehicle.

Editor's note—it is recommended that development applications for a Reconfiguration of a Lot (RoL) within the 'new urban area' (identified on Strategic Plan Maps SFM-001a and SFM-001b provided in Schedule 2) is accompanied by an overall structure plan and staging plan for the entire new urban area.

7.2.4.3 Specific benchmarks for assessment

Table 7.2.4.3—Benchmarks for accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes												
Assessable development													
PO1 Subdivision generally does not occur outside of the ‘existing urban area’ or ‘new urban area’ (identified on Strategic Plan Maps SFM-001a and SFM-001b provided in Schedule 2).	No acceptable solution is nominated.												
PO2 The layout of new lots responds to the site characteristics, natural features and views.	No acceptable solution is nominated.												
PO3 Development: (a) Is easily accessible by people walking, cycling and driving; (b) makes sure all developed areas of Cherbourg are well connected to each other and are easy to access, including public facilities and areas of open space; and (c) helps to create pleasant, safe and attractive living environments.	No acceptable solution is nominated.												
PO4 The design and layout of lots helps to make Cherbourg safe for residents and visitors by allowing for buildings that will: (a) face and address the street; (b) have a clearly defined entry that is visible from the street; (c) have windows and doors from habitable rooms which face and overlook the street and other public spaces; and (d) avoid the creation of external spaces that are hidden from view; and (e) include adequate lighting.	No acceptable solution is nominated.												
PO5 Each lot has separate access and frontage to a constructed road.	No acceptable solution is nominated.												
PO6 Subdivision results in lots of a size, shape and orientation that allows for: (a) land uses and development form that is intended for the zone in which it is proposed; (b) front, rear and side building setbacks, where required; (c) access to town infrastructure and services; (d) on-site parking, where required; and (e) a mix of lot sizes in the General	AO6.1 Minimum lot size and minimum lot width is as follows: <table><tr><th>Zone</th><th>Minimum Lot Size</th><th>Minimum Lot Width</th></tr><tr><td>General Residential Zone</td><td>450m²</td><td>15m</td></tr><tr><td>Industrial Zone</td><td>1000m²</td><td>20m</td></tr><tr><td>Rural Zone</td><td>100ha</td><td>N/a</td></tr></table>	Zone	Minimum Lot Size	Minimum Lot Width	General Residential Zone	450m ²	15m	Industrial Zone	1000m ²	20m	Rural Zone	100ha	N/a
Zone	Minimum Lot Size	Minimum Lot Width											
General Residential Zone	450m ²	15m											
Industrial Zone	1000m ²	20m											
Rural Zone	100ha	N/a											

Performance outcomes	Acceptable outcomes
Residential Zone to allow for small and large dwellings, dual occupancies and multiple dwellings.	AO6.2 For a lot which is accessed via an access strip or an easement, the access or easement strip has: (a) a minimum width of 5m in a the General Residential Zone or 8m in the Industry Zone; and (b) a maximum length of 50m.
PO7 Lot design and layout responds to the topography of the site and minimises the need for earthworks.	No acceptable solution is nominated
PO8 Development in the General Residential Zone is within easy walking distance of a recreation area or public park.	AO8 All accommodation activities are located within a maximum distance of 200m from a public park.
PO9 Lot design and layout includes measures that: (a) minimises impacts on the water cycle; (b) protects the environmental health of watercourses by improving stormwater quality and reducing site run-off; (c) avoids large areas of impervious surfaces; (d) incorporates stormwater re-use where possible; and (e) provides linkages to open space.	No acceptable outcome is nominated
PO10 Infrastructure design and layout is designed to: (a) minimise crossing of watercourses and natural corridors identified in Strategic Plan Map SFM-002 (environment and natural resources); and (b) ensure that any such crossings protect the various environmental and natural resource values and ecological processes of watercourses and natural corridors.	AO10 The road network and other town infrastructure are located outside of the Environmental Management and Conservation Zone.
PO11 Development does not compromise the scenic values and vegetated character of Cherbourg and ensures that: (a) the scenic qualities associated with views to regional farming areas, undulating landscapes and vegetated areas are not diminished by development; (b) views of the Cherbourg township from elevated positions at The Farm and Emu Farm are maintained; (c) the layout and design of new development allows for the retention of important trees, such as Bunya Trees, where possible; and (d) other important views, valued for	No acceptable solution is nominated.

Performance outcomes	Acceptable outcomes
historical, spiritual and cultural reasons, are identified and protected from the adverse impacts of development.	
PO12 The layout of new lots accommodates buildings that respond to the Cherbourg climate and are oriented and designed to provide good access to sunlight and to minimise demand for energy, particularly for heating and cooling, by optimising the number of dwellings with main living areas orientated to within 20° either side of north.	No acceptable outcome is nominated.
PO13 Where public parks are provided, they: (a) are located centrally to the neighbourhood they serve; and (b) are designed to maximise overlooking from nearby uses.	No acceptable outcome is nominated.
Additional requirements for development in the General Residential Zone at The Farm	
PO14 Development is supported that reflects the preferred concept plan and key design principles provided in The Farm Preferred Concept Plan Planning Scheme Policy 5.4 in Schedule 5 .	No acceptable outcome is nominated.
PO15 Development at The Farm occurs following development on existing vacant lots within the 'existing urban area' (identified on Strategic Plan Maps SFM-001a and SFM-001b provided in Schedule 2).	No acceptable outcome is nominated.
PO16 The collector road to be provided between new development at The Farm and Cherbourg Road is designed: (a) so that residents can see who is coming and going; and (b) to be safe for people walking and cycling.	No acceptable outcome is nominated.
PO17 Recreation space is provided so that people and get together in a communal space.	No acceptable outcome is nominated.

7.2.5 Rural activities code

7.2.5.1 Application

This code applies where identified as assessment benchmarks in the categories of development and assessment tables in sections 5.4 - 5.8 of this planning scheme.

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

7.2.5.2 Purpose

- (1) The purpose of the rural activities code is to make sure rural activities are undertaken in a way that protects land productivity, while minimising impacts to nearby residents and protecting the scenic qualities, cultural heritage and recreational values of rural areas.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Rural activities generally occur within the Rural Zone with the exceptions of:
 - (i) animal husbandry within the Environmental Management and Conservation Zone; and
 - (ii) agricultural supplies store and rural industry within the Industry Zone.
 - (b) Development does not compromise the long term viability of important agricultural areas (class A and class B).
 - (c) Development is sited, designed and operated to minimise and mitigate the impacts of air, noise, odour, dust and light emissions on sensitive land uses within the General Residential Zone.
 - (d) The interface between rural activities, including cropping, intensive horticulture animal keeping, intensive animal industries and wineries and the General Residential Zone is carefully managed through:
 - (i) the siting, design and operation of rural activities; and
 - (ii) an adequate separation distance between rural activities and existing and future sensitive land uses.
 - (e) Places, areas, land, landscapes, sites, buildings, works or artefacts that have heritage significance to the people of Cherbourg, including places that provide a connection to the past, or to past or current cultural and traditional practices, are conserved and appropriately protected from development for current and future generations. In locations where some form of development is appropriate, new development is respectful of the site's heritage values.
 - (f) Development does not:
 - (i) interfere with activities undertaken by traditional owners in accordance with traditional owner customs and practices; and
 - (ii) impact on the ability of local people to access watercourses and other culturally significant areas for traditional practices and recreational purposes.
 - (g) Views to and from places, areas or features that have visual, historical, spiritual and cultural significance to the people of Cherbourg are not diminished.

7.2.5.3 Specific benchmarks for assessment

Table 7.2.5.3—Benchmarks for accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted subject to requirements and assessable development	
PO1 Buildings and sheds are set back from existing and future urban areas and major roads so that: <ul style="list-style-type: none"> (a) the rural character of the Rural Zone is maintained; and (b) the scenic qualities of the Rural Zone are not obscured or diminished by development. 	AO1 Buildings and sheds are setback a minimum distance of: <ul style="list-style-type: none"> (a) 50m from Cherbourg Road and Murray Road; and (b) 150m from the General Residential Zone, Local Centre Zone, Community Facilities Zone and Recreation and Open Space Zone.
PO2 Buildings are of a height which is consistent with the intended character of the zone in which it is proposed.	AO2 Buildings, sheds and structures are not higher than 15m above natural ground level at any point.
Additional requirements for intensive horticulture where not a mushroom farm, animal keeping where not a kennel or cattery, and cropping	
PO3 Rural activities are sited, designed and operated to minimise and mitigate the impacts of air, noise, odour, dust and light emissions on sensitive land uses through: <ul style="list-style-type: none"> (a) adequate separation between rural activities and sensitive land uses; and (b) providing vegetated buffers and screening to sensitive land uses. 	PO3.1 Development provides a minimum buffer distance of 40m from any boundary to a General Residential Zone, measured from the closest distance between development and the zone boundary.
	PO3.2 The minimum 40m buffer distance from any boundary to a General Residential Zone is planted with vegetation and maintained.
Assessable development	
PO4 Rural activities occur in locations that are consistent with the intent of the zone in which it is proposed.	AO4 Rural activities generally occur within the Rural Zone with the exceptions of: <ul style="list-style-type: none"> (a) animal husbandry within the Environmental Management and Conservation Zone; and (b) agricultural supplies store and rural industry within the Industry Zone.
PO5 Rural activities are sited, designed and operated to minimise and mitigate the impacts of air, noise, odour, dust and light emissions on sensitive land uses through: <ul style="list-style-type: none"> (a) adequate separation between rural activities and sensitive land uses, where possible; (b) enclosing and screening activities and materials that may generate nuisance emissions; (c) providing vegetated buffers and screening to sensitive land uses; and (d) limiting noise generating activities to daylight hours that may impact on sensitive land uses. 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO6 Places, areas, land, landscapes, sites, buildings, works or artifacts that have heritage significance to the people of Cherbourg, including places that provide a connection to the past, or to past or current cultural and traditional practices, are conserved and appropriately protected from development for current and future generations. In locations where some form of development is appropriate, new development is respectful of the site's heritage values.</p>	<p>No acceptable outcome is nominated.</p> <p>Note—Under s. 23 of the Aboriginal Cultural Heritage Act 2003, and s. 23 of the Torres Strait Islander Cultural Heritage Act 2003, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage (the “cultural heritage duty of care”).</p> <p>Consultation with the traditional owners, the Wakka Wakka people, and the broader community will be important for development proposals that may have an impact on cultural heritage values.</p> <p>See Cherbourg People Having a Say Planning Scheme Policy in Schedule 5.3 in Schedule 5 for an outline of the opportunities the community has to have a say on development applications.</p>
<p>PO7 Development does not:</p> <ul style="list-style-type: none"> (a) interfere with activities undertaken by traditional owners in accordance with traditional owner customs and practices; (b) impact on the ability of local people to access watercourses and other culturally significant areas for traditional practices and recreational purposes. 	<p>No acceptable outcome is nominated.</p>
<p>PO8 Development does not compromise the scenic values and vegetated character of Cherbourg and ensures that:</p> <ul style="list-style-type: none"> (a) the scenic qualities associated with views to regional farming areas, undulating landscapes and vegetated areas are not diminished by development; (b) views of the Cherbourg township from elevated positions at The Farm and Emu Farm are maintained; (c) the layout and design of new development allows for the retention of important trees, such as Bunya Trees, where possible; and (d) other important views, valued for historical, spiritual and cultural reasons, are identified and protected from the adverse impacts of development. 	<p>No acceptable outcome is nominated.</p>
For animal keeping and intensive animal industry	
<p>PO9 Development is sited, designed and operated so that:</p> <ul style="list-style-type: none"> (a) animals are securely housed; (b) the use does not cause a nuisance to nearby sensitive land; (c) an adequate separation distance is provided to minimise negative impacts such as odour and noise emissions. 	<p>In partial fulfilment of PO9:</p> <p>AO9.1 Fencing is constructed that is a minimum height of 1.8m and designed to prevent the escape of animals by climbing, jumping or digging.</p> <p>AO9.2 The development is screened from view from nearby sensitive land uses, Cherbourg Road, Murray Road and other public view points by landscaping.</p>

Performance outcomes	Acceptable outcomes
	<p>AO9.3 If not located in the form Emu sheds at Emu Farm, buildings for animal keeping:</p> <ul style="list-style-type: none"> (a) have impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point; and (b) exterior walls constructed of sound absorbent material being brick, concrete, masonry or other similar material.
	<p>AO9.4 Animals are kept in enclosures at all times between the hours of 6:00pm and 7:00am.</p>
	<p>AO9.5 A person who is responsible for the supervision of the operation of the development is accommodated on the premises.</p>

7.3 Other development codes

7.3.1 Looking after country code

7.3.1.1 Application

This code applies where identified an assessment benchmarks in the categories of development and assessment tables in sections 5.4 - 5.8 of this planning scheme.

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

7.3.1.2 Purpose

- (1) The purpose of the Looking After Country Code is to protect Cherbourg's environmental and natural resource values, including ecological processes, natural habitat and remnant vegetation, watercourses and wetlands, natural corridors, biodiversity values, and scenic qualities, for current and future generations and to ensure their ongoing contribution to the natural environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development within and adjoining matters of environmental significance (identified on Strategic Plan Map SKM-002 provided in **Schedule 2**) avoids negative impacts on environmental and natural resource values, where possible, and minimises and reduces impacts that can not be avoided.

7.3.1.3 Specific benchmarks for assessment

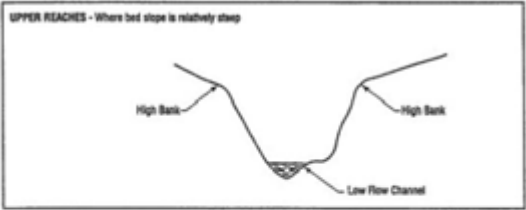
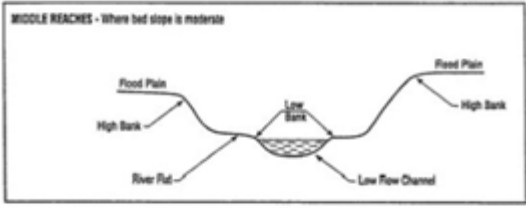
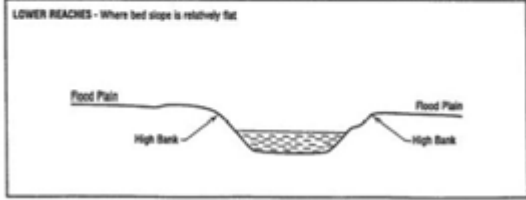
Table 7.3.1.3 (a) —Benchmarks for accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted subject to requirements development	
PO1 Development is compatible with the environmental and natural resource values of the zone in which it is proposed.	AO1 Development other than: <ol style="list-style-type: none"> (a) Short term accommodation within 200m of the Dudley Collins Cultural Centre; (b) Nature-based tourism within 200m of the Dudley Collins Cultural Centre; (c) Tourist park within 200m of the Dudley Collins Cultural Centre; (d) Tourist attraction within the Dudley Collins Cultural Centre; (e) Function facility within the Dudley Collins Cultural Centre; and (f) Animal husbandry anywhere within the zone; is not located within the Environmental Management and Conservation Zone.
PO2 Adequate vegetated buffers are provided to protect significant environmental and natural resource values from the potential negative impacts of adjacent development.	AO2.1 Development is not located within the buffer to the Wondai State Forest (identified on Strategic Plan Map SKM-002 provided in Schedule 2).
	AO2.2 A buffer of 100m or greater is provided between all buildings, structure or operational works and the wetland (identified on Strategic Plan Map SKM-002 provided in Schedule 2).

Performance outcomes	Acceptable outcomes						
	AO2.3 Native vegetation within buffer areas is retained or improved.						
P03 For development within the General Residential Zone and Industry Zone at The Farm, development provides an adequate buffer to adjoining areas of matters of environmental significance to ensure the ongoing protection of environmental and natural resource values within these areas.	For development within the General Residential Zone and Industry Zone at The Farm: AO3 A buffer of 50m or greater is provided between all buildings, structures or operational works and matters of state environmental significance.						
P04 Important natural corridors are maintained or improved to provide for viable connectivity between environmental and natural resource values, including remnant vegetation, watercourses, habitat linkages and biodiversity values.	AO4 Development does not occur within Natural Corridors (identified on Strategic Plan Map SKM-002 provided in Schedule 2) and, where possible, native vegetation is retained or improved to achieve a minimum width of 200m within natural corridors.						
P05 The environmental and natural resource values of waterways are protected or improved by – (a) Maintaining adequate separation between waterways and development; (b) Maintaining and improving aquatic and terrestrial habitat to allow for native fauna movement; (c) Maintaining bank stability by minimising bank erosion; (d) Maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; (e) Maintaining natural hydrological regimes including natural water quality, water quantity and groundwater conditions; and (f) Ensuring suitable wastewater treatments are provided prior to entering the groundwater systems, waterways and wetlands.	AO5 A minimum separation distance is provided between a waterway and any building, structure or sealed area of a distance not less than that identified below, measured from the top of the high bank. <table> <tr> <th>Feature</th><th>Distance</th></tr> <tr> <td>Stream order 3 or 4</td><td>25m</td></tr> <tr> <td>Stream order greater than 4</td><td>50m</td></tr> </table>	Feature	Distance	Stream order 3 or 4	25m	Stream order greater than 4	50m
Feature	Distance						
Stream order 3 or 4	25m						
Stream order greater than 4	50m						
P06 Development is located, designed, and operated in a way that avoids, minimises and reduces air, noise and odour emissions and the impacts of these emissions on sensitive land uses and environmental and natural resource values.	AO6.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> . AO6.2 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 enclosed in storage bins; or (b) a watering program so material cannot become airborne.						
P07 Operational activities for the development avoid or minimise changes to waterway hydrology from negative impacts of altered stormwater quality and flow.	AO7 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 7.3.1.3(b) below.						

Performance outcomes	Acceptable outcomes
Assessable development	
General	
<p>PO8 Environmental and natural resource values within the Environmental Management and Conservation Zone are protected, and where possible, enhanced.</p>	<p>AO8.1 Development other than: (a) Short term accommodation within 200m of the Dudley Collins Cultural Centre; (b) Nature-based tourism within 200m of the Dudley Collins Cultural Centre; (c) Tourist park within 200m of the Dudley Collins Cultural Centre; (d) Function facility within the Dudley Collins Cultural Centre; (e) Tourist attraction within the Dudley Collins Cultural Centre; and (f) Animal husbandry anywhere within the zone; is not located within the Environmental Management and Conservation Zone. AND</p> <p>AO8.2 For development directly adjoining the Environmental Management and Conservation Zone, development does not result in flow-on impacts that will diminish the environmental and natural resource values of the Environmental Management and Conservation Zone.</p>
<p>PO9 Development for: (a) Short term accommodation within 200m of the Dudley Collins Cultural Centre; (b) Nature-based tourism within 200m of the Dudley Collins Cultural Centre; (c) Tourist park within 200m of the Dudley Collins Cultural Centre; (d) Function facility within the Dudley Collins Cultural Centre; and (e) Tourist attraction within the Dudley Collins Cultural Centre; and (f) Animal husbandry anywhere within the zone; avoids impacts to environmental and natural resource values, where possible, and minimises and reduces impacts that can not be avoided. Note—for development locating within the Environmental Management and Conservation Zone, an environmental assessment report prepared by a suitably qualified ecologist or environmental scientist may be required in order to demonstrate compliance with PO2.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO10 Development within matters of state environmental significance and matters of local environmental significance (identified on Strategic Plan Map SKM-002 provided in Schedule 2) is designed, located and</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
operated to avoid significant adverse impacts on environmental and natural resource values, and minimise and mitigate impacts that can not be avoided.	
PO11 Permitted clearing of native vegetation within matters of environmental significance does not diminish the conservation of: <ul style="list-style-type: none"> (a) regional ecosystems; (b) biodiversity values; (c) agricultural land; and (d) ecological processes. 	No acceptable outcome is nominated.
Buffering (General)	
PO12 Adequate vegetated buffers are provided to protect significant environmental and natural resource values from the potential adverse impacts of adjacent development.	AO12.1 Development is not located within the buffer to the Wondai State Forest (identified on Strategic Plan Map SKM-002 provided in Schedule 2).
	AO12.2 A buffer of 100m or greater is provided between all buildings, structure or operational works and the wetland (identified on Strategic Plan Map SKM-002 provided in Schedule 2).
	AO12.3 Native vegetation within buffer areas is to be retained or improved.
Buffering (For development within the General Residential Zone or Industry Zone at The Farm)	
PO13 Development provides an adequate buffer to adjoining matters of state environmental significance to ensure the ongoing protection of environmental and natural resource values within these areas.	For development within the General Residential Zone and Industry Zone at The Farm: AO13.1 A buffer of 50m or greater is provided between all buildings, structures or operational works and matters of state environmental significance. OR
	AO13.2 An adequate buffer is provided between all buildings, structures or operational works and matters of state environmental significance in accordance with the recommendations of an environmental assessment report prepared by a suitably qualified ecologist or environmental scientist.
Natural Corridors	
PO14 Important natural corridors are maintained or improved to provide for viable connectivity between environmental and natural resource values, including remnant vegetation, watercourses, habitat linkages and biodiversity values.	AO14.1 Development does not occur within Natural Corridors (identified on Strategic Plan Map SKM-002 provided in Schedule 2); AND
	AO14.2 Where possible, native vegetation is retained or improved to achieve a minimum width of 200m within natural corridors.

Performance outcomes	Acceptable outcomes						
Waterways, Wetlands and Water Quality							
<p>PO15 The environmental and natural resource values of waterways are protected or improved by –</p> <ul style="list-style-type: none"> (a) Maintaining separation between waterways and development; (b) Maintaining and improving aquatic and terrestrial habitat to allow for native fauna movement; (c) Maintaining bank stability by minimising bank erosion; (d) Maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; (e) Maintaining natural hydrological regimes including natural water quality, water quantity and groundwater conditions; and (f) Ensuring suitable wastewater treatments are provided prior to entering the groundwater systems, waterways and wetlands. 	<p>In partial fulfilment of PO16: AO15 A minimum separation distance is provided between a waterway and any building, structure or sealed area of a distance not less than that identified below, measured from the top of the high bank.</p> <table> <tr> <th>Feature</th><th>Distance</th></tr> <tr> <td>Stream order 3 or 4</td><td>25m</td></tr> <tr> <td>Stream order greater than 4</td><td>50m</td></tr> </table> <div style="display: flex; flex-direction: column; align-items: center;">    </div>	Feature	Distance	Stream order 3 or 4	25m	Stream order greater than 4	50m
Feature	Distance						
Stream order 3 or 4	25m						
Stream order greater than 4	50m						
<p>PO16 Development maintains or improves the quality of ground and surface waters within or downstream of the site.</p>	No acceptable outcomes are nominated.						
<p>PO17 Where works within or immediately adjacent to waterways and wetlands are necessary, works are undertaken so as to protect the integrity of stream and riparian zone.</p>	No acceptable outcomes are nominated.						
Water Quality							
<p>PO18 The development is planned and designed considering the constraints of the site for achieving stormwater design objectives.</p>	<p>AO18 Development is consistent with a site quality stormwater management plan (SQMP) that provides for achievable stormwater quality treatment measures in accordance with Table 7.3.1.3 (b) below.</p>						
<p>PO19 Development does not discharge wastewater to a waterway or off site unless demonstrated to be best practice</p>	No acceptable outcomes are nominated.						

Performance outcomes	Acceptable outcomes
<p>environmental management in accordance with section 21 of the <i>Environmental Protection Act 1994</i> and having regard to:</p> <ul style="list-style-type: none"> (a) water quality objectives for receiving waters; (b) ecosystem health of receiving waters; and (c) ecological value of waterways. <p>Note—to demonstrate achievement with this PO, a wastewater management plan may be required to be prepared by a suitably qualified person.</p>	
<p>PO20 Construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p> <p>Note—to demonstrate achievement with this PO, an erosion and sediment control plan may be required to be prepared by a suitably qualified RPEQ (Registered Professional Engineer of Queensland), Certified Practising Soil Scientist (CPSS) or Certified Professional in Erosion and Sediment Control (CPESC).</p>	No acceptable solution is nominated.
<p>PO21 Operational activities for the development avoid or minimise changes to waterway hydrology from negative impacts of altered stormwater quality and flow.</p>	<p>AO21 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 7.3.1.3 (b) below.</p>
Pests and Weeds	
<p>PO22 The introduction and spread of pests and weeds, including associated impacts to land productivity, land condition and environmental and natural resource values, is avoided.</p> <p>Note—pest plants (weeds) that should be removed within and surrounding the development site are listed in Pest Plants (weeds) Planning Scheme Policy 5.2 in Schedule 5.</p>	No acceptable outcomes are nominated.
Air, Noise and Odour Emissions	
<p>PO23 Development is located, designed, and operated in a way that avoids, minimises and reduces air, noise and odour emissions and the impacts of these emissions on sensitive land uses and environmental and natural resource values.</p>	No acceptable outcomes are nominated.
Scenic Quality	
<p>PO24 Development does not compromise the scenic values and vegetated character of Cherbourg and ensures that:</p> <ul style="list-style-type: none"> (a) the scenic qualities associated with views to regional farming areas, undulating landscapes and vegetated areas are not diminished by development; (b) views of the Cherbourg township from elevated positions at The Farm and 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>Emu Farm are maintained;</p> <p>(c) the layout and design of new development allows for the retention of important trees, such as Bunya Trees, where possible; and</p> <p>(d) other important views, valued for historical, spiritual and cultural reasons, are identified and protected from the adverse impacts of development.</p>	
Cherbourg's Heritage	
<p>PO25</p> <p>Places, areas, land, landscapes, sites, buildings, works or artifacts that have heritage significance to the people of Cherbourg, including places that provide a connection to the past, or to past or current cultural and traditional practices, are conserved and appropriately protected from development for current and future generations. In locations where some form of development is appropriate, new development is respectful of the site's heritage values.</p>	<p>No acceptable outcomes are nominated.</p> <p>Note—Under s. 23 of the Aboriginal Cultural Heritage Act 2003, and s. 23 of the Torres Strait Islander Cultural Heritage Act 2003, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage (the "cultural heritage duty of care").</p> <p>Consultation with the traditional owners, the Wakka Wakka people, and the broader community will be important for development proposals that may have an impact on cultural heritage values.</p> <p>See Cherbourg People Having a Say Planning Scheme Policy in Schedule 5.3 (Schedule 5) for an outline of the opportunities the community has to have a say on development applications.</p>
<p>PO26</p> <p>Development does not:</p> <p>(a) interfere with activities undertaken by traditional owners in accordance with traditional owner customs and practices; and</p> <p>(b) impact on the ability of local people to access watercourses and other culturally significant areas for traditional practices and recreational purposes.</p>	<p>No acceptable outcomes are nominated.</p>

Table 7.3.1.3(b): Stormwater Management Design Objectives

Issue		Design Objective
Construction Phase		
Drainage control	Temporary drainage works	<ol style="list-style-type: none"> Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> Disturbed area open for <12 months—1 in 2-year ARI event Disturbed area open for 12–24 months—1 in 5-year ARI event Disturbed area open for > 24 months—1 in 10-year ARI event Design capacity excludes minimum 150 mm freeboard Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity
Erosion control	Erosion control measures	<ol style="list-style-type: none"> Minimise exposure of disturbed soils at any time Divert water run-off from undisturbed areas around disturbed areas Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	<ol style="list-style-type: none"> Determine appropriate sediment control measures using: <ul style="list-style-type: none"> potential soil loss rate, or monthly erosivity, or average monthly rainfall Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> design storm for sediment basin sizing is 80th% five-day event or similar Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> TSS < 50 mg/L TSS, and Turbidity not >10% receiving waters turbidity, and pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> Avoid wind-blown litter; remove gross pollutants Ensure there is no visible oil or grease sheen on released waters Dispose of waste containing contaminants at authorised facilities
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	<ol style="list-style-type: none"> For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site

7.3.2 Natural hazards code

7.3.2.1 Application

This code applies where identified as assessment benchmarks in the categories of development and assessment tables in sections 5.4 - 5.8 of this planning scheme.

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

7.3.2.2 Purpose

- (1) The purpose of the natural hazards code is to maintain the safety of people and minimise potential for damage to property associated with natural hazards, including flood hazard, bushfire hazard and landslide hazard.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development maintains the safety of people and property from the risk of natural hazards, including:
 - (i) Flooding hazard;
 - (ii) Bushfire hazard;
 - (iii) Landslide hazard; and
 - (b) the manufacture or storage of hazardous materials is appropriately managed to minimise any risks to public safety or the environment.

7.3.2.3 Specific benchmarks for assessment

Table 7.3.2.3(a)—Benchmarks for accepted subject to requirements and assessable development (Flood hazard)

Editor's note—an applicant may need to prepare a flood study to show that the proposed development complies with the assessment benchmarks. For example, for development involving filling and excavation, a flood study would be needed to show compliance with PO6.

Performance outcomes	Acceptable outcomes
Accepted subject to requirements development	
PO1 Development maintains the safety of people and property from the risk of flood hazard and minimises risks to the environment.	AO1.1 The development does not increase the number of people working within the Limited Development (constrained land) Zone.
	AO1.2 Development does not involve any physical alteration to a watercourse or flood hazard area other than minor building work.
	AO1.3 Development does not involve the manufacture or storage of hazardous materials in bulk.
	AO1.4 Water, sewerage, electrical and telecommunication infrastructure is designed and constructed to exclude floodwater intrusion and can operate during and immediately after a flood event.

Performance outcomes	Acceptable outcomes
Assessable development	
All development	
PO2 Development does not occur within the flood hazard area (identified on Strategic Plan Maps SFM-003a and SFM-003b provided in Schedule 2), except where minor building work and defined as a service industry or warehouse use within the Limited Development (constrained land) Zone.	No acceptable outcomes are nominated.
PO3 Development maintains the safety of people and property from flooding.	AO3.1.1 Development does not occur within the flood hazard area (identified on Strategic Plan Maps SFM-003a and SFM-003b provided in Schedule 2). OR
	AO3.1.2 Where development occurs within the flood hazard area (identified on Strategic Plan Maps SFM-003a and SFM-003b provided in Schedule 2) due to an overriding need in the public interest: (a) the development does not involve accommodation activities; (b) There is at least one evacuation route that remains passable for emergency evacuations during a flood event; and (c) A safe refuge is available for people within the development. AND
	AO3.2 Development does not involve any physical alteration to a watercourse or flood hazard area.
PO4 Public safety and the environment are not negatively affected by the impacts of floodwater on hazardous materials.	AO4.1 Development does not involve the manufacture or storage of hazardous materials in bulk within the flood hazard area. OR
	AO4.2 Structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of floodwaters.
PO5 Town infrastructure and services maintain function during and after a flood event.	AO5 Water, sewerage, electrical and telecommunication infrastructure is: (a) located outside of the flood hazard area; or (b) designed and constructed to withstand floodwater intrusion and resist hydrostatic and hydrodynamic forces as a result of inundation by a flood event; and

Performance outcomes	Acceptable outcomes
	(c) can operate during and immediately after a flood event.
PO6 Any development that involves excavation and filling within the flood hazard area is carried out so there are no negative impacts on: <ul style="list-style-type: none"> (a) the flood storage capacity of the catchment and drainage flow paths; (b) floodwater levels; (c) flow paths and velocity; and (d) flood behaviour. 	No acceptable outcomes are nominated.
Community infrastructure	
PO7 Facilities with a role in emergency management and community support are able to function effectively during and immediately after flood events.	A07.1.1 Facilities with a role in emergency management and community support are not located in an area below the Recommended Flood Level (RFL) specified in Table 1.
	A07.1.2 Facilities with a role in emergency management and community support are located in an area below the Recommended Flood Level (RFL) specified in Table 1 but can function effectively during and immediately after the RFL flood event.
	A07.2 Essential community infrastructure (emergency services and shelters, police facilities and hospitals and associated facilities) has an emergency rescue area above the RFL specified in Table 1.

Table 7.3.2.3(b): Recommended Flood Levels

Use / Activity	Recommended Flood Level
Emergency services	0.2% Annual exceedance probability
Emergency shelters	0.5% Annual exceedance probability
Police facilities	0.5% Annual exceedance probability
Hospitals	0.2% Annual exceedance probability
Places where valuable record or items of cultural significance are stored	0.5% Annual exceedance probability
State controlled roads, works of an electricity entity not otherwise listed in this table, railway lines, station and associated facilities, aeronautical facilities, communication network facilities	No specific recommended flood level but infrastructure should be located and designed to achieve suitable levels of service, having regard to processes and policies of the administering government agency.
Power stations	0.2% Annual exceedance probability
Major switch yards	0.5% Annual exceedance probability
Substations	0.2% Annual exceedance probability
Sewage treatment plants	Defined flood event
Water treatment plants	0.5% Annual exceedance probability

Table 7.3.2.3(c)—Assessable development (bushfire hazard)

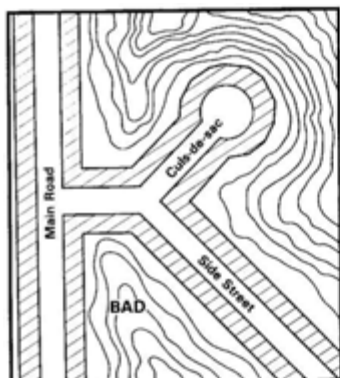
Editor's note—the bushfire hazard area defined by this planning scheme and mapped in section SC2.4 is designated to be the Bushfire Prone Area for the Building Codes Australia or Queensland Development Code pursuant to section 12 of the Building Regulation 2006.

Editor's note—the bushfire potential impact buffer defined by this planning scheme and mapped in section SC2.4 is designated to be the Bushfire Prone Area for the Building Codes Australia or Queensland Development Code pursuant to section 12 of the Building Regulation 2006.

Performance outcomes	Acceptable outcomes
All development	
<p>PO1 Development avoids and mitigates risks to people and property caused by bushfire by: (a) locating outside of a bushfire hazard area (identified on Strategic Plan Maps SKM-003a and SKM-003b provided in Schedule 2); and (b) reducing the risk of bushfire through the siting and layout of development.</p> <p>Note—to demonstrate an area of medium, high or very high bushfire hazard is low bushfire hazard, a site specific bushfire hazard assessment may need to be carried out by a suitably qualified person.</p> <p>Note—if one hasn't already been prepared and approved by CASC (for example, through a condition of a previous development approval) the applicant will need to prepare and seek approval for a bushfire management plan where the development is proposed in an area of very high bushfire hazard.</p>	<p>AO1.1 Development does not occur within a medium, high or very high bushfire hazard area (identified on Strategic Plan Maps SKM-003a and SKM-003b provided in Schedule 2) unless it can be demonstrated that it is a low bushfire hazard area; OR</p>
	<p>AO1.2.1 The development is located within a medium or high bushfire hazard area. AND</p>
	<p>AO1.2.2 Buildings or structures on lots greater than 2,500m²: (a) are sited in locations of lowest hazard within the lot; (b) are setback at least 10m from any vegetation; and (c) are sited so that the parts of the building or structure least susceptible to fire are closest to the hazardous vegetation. AND</p>
	<p>AO1.2.3 Buildings or structures on lots less than 2,500m² maximise setbacks to the hazardous vegetation. AND</p>
	<p>AO1.2.4 For new buildings or extensions to existing buildings involving a gross floor area of more than 50m², the development has: (a) a reliable reticulated water supply of suitable for fire fighting purposes at all times; or (b) an on-site water storage of not less than 5,000 litres. OR</p>
	<p>AO1.3 Development within a very high bushfire hazard area is consistent with a bushfire management plan prepared for the area.</p>
<p>PO2 Public safety and the environment are not adversely affected by the storage or manufacture of hazardous materials within bushfire hazards areas.</p>	<p>AO2 No hazardous materials are manufactured or stored in bulk within a medium, high or very high bushfire hazard area.</p>

Performance outcomes	Acceptable outcomes
<p><i>For reconfiguration of a lot:</i> PO3 Development maintains the safety of people and property from bushfire by:</p> <p>(a) avoiding increasing the number of people living or congregating in medium, high or very high bushfire hazard areas (identified on Strategic Plan Maps SKM-003a and SKM-003b provided in Schedule 2); or</p> <p>(b) reducing the risk of bushfire by including firebreaks, providing adequate road access for fire fighting and emergency vehicles, and providing adequate water supply.</p> <p>Note—to demonstrate an area of medium, high or very high bushfire hazard is low bushfire hazard, a site specific bushfire hazard assessment may need to be carried out by a suitably qualified person.</p> <p>Note—if one hasn't already been prepared and approved by CASC (for example, through a condition of a previous development approval) the applicant will need to prepare and seek approval for a bushfire management plan where the development is proposed in an area of very high bushfire hazard.</p>	<p><i>For reconfiguration of a lot:</i> AO3.1 Development does not occur within a medium, high or very high bushfire hazard area (identified on Strategic Plan Maps SKM-003a and SKM-003b provided in Schedule 2) unless it can be demonstrated that it is a low bushfire hazard area; OR</p>
	<p>AO3.2.1 The development is located within a medium or high bushfire hazard area. AND</p>
	<p>AO3.2.2 Residential lots are designed so that the size and shape allow for:</p> <p>(a) efficient emergency access to buildings for fire fighting purposes (for example, by avoiding long, narrow lots with long driveways); and</p> <p>(b) setbacks and buildings to be designed in accordance with AO1.2.2 and AO1.2.3. AND</p>
	<p>AO3.2.3 Firebreaks are provided by:</p> <p>(a) a perimeter road of a minimum cleared width of 20m that separates lots from areas of high or medium bushfire hazards; or</p> <p>(b) fire maintenance trails of a minimum cleared width of 6m are located as close as possible to the boundaries of the lots and the bushfire hazard; AND</p>
	<p>AO3.2.4 Roads are designed to have a maximum grade of 12.5% and cul-de-sacs are designed to have alternative access linking to other through roads (refer Figure 11). OR</p>
	<p>AO3.3 Development within a very high bushfire hazard area is consistent with a bushfire management plan prepared for the area.</p>

Community Infrastructure



Unacceptable design with a Medium Risk –
Hazardous ridge top development has no breaks and obstructs fire fighters



Acceptable design - Ring road system provides a fire break and access for fire fighters

Figure 11: Preferred Road Layout in High Potential Bushfire Hazard Areas

PO4

Facilities with a role in emergency management and community support are able to function effectively during and immediately after a bushfire.

AO4.1.1

Facilities with a role in emergency management and community support are not located in a medium, high or very high bushfire hazard area (identified on Strategic Plan Maps SKM-003a and SKM-003b provided in **Schedule 2**);
OR

AO4.1.2

Facilities with a role in emergency management and community support do not involve any new building work other than a minor extension of less than 20m² gross floor area;
OR

AO4.1.3

Development for facilities with a role in emergency management and community support are consistent with a bushfire management plan prepared for the area.

Note—if one hasn't already been prepared and approved by CASC (for example, through a condition of a previous development approval), for AO4.1.3 the development application should include and comply with a comprehensive Bushfire Management Plan carried out by a suitably qualified person.

Editor's note—for the definition of classes of buildings (such as class 1, 2 3 and 4 mentioned in AO3.2.2 above) see the Building Code of Australia.

Table 7.3.2.3(d)—Assessable development (landslide hazard)

Performance outcomes	Acceptable outcomes
All development	
PO1 Development maintains the safety of people, property and hazardous materials stored in bulk from the risk of landslide.	AO1.1.1 Development does not occur within the landslide hazard area (identified on Strategic Plan Maps SKM-003a and SKM-003b provided in Schedule 2).
	AO1.1.2 The development does not: <ul style="list-style-type: none"> (a) involve new building work other than minor building work; (b) involve vegetation clearing; or (c) alter ground levels or stormwater conditions.
Community infrastructure	
PO2 Facilities with a role in emergency management and community support are able to function effectively during and immediately after a landslide event.	No acceptable solution is nominated.

7.3.3 Town infrastructure and services code

7.3.3.1 Application

This code applies where identified as assessment benchmarks in the categories of development and assessment tables in sections 5.4 - 5.8 of this planning scheme.

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

7.3.3.2 Purpose

- (1) The purpose of the infrastructure code is to ensure that development is provided with adequate infrastructure and services.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) town infrastructure is provided ahead of development to meet the practical needs of development in an efficient way;
 - (b) town infrastructure is provided in a way that avoids harm to environmental and natural resource values; and
 - (c) town infrastructure protects the intended character of the area in which it is located and the convenience, safety and general well being of the community.

7.3.3.3 Specific benchmarks for assessment

Table 7.3.3.3—Benchmarks for accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted subject to requirements and assessable development	
PO1 Premises are provided with an adequate water supply.	AO1 The premises are connected to the reticulated water supply system.
PO2 Premises are provided with an adequate means of sewage disposal.	AO2 The premises are connected to the sewage service.
PO3 Premises are provided with an adequate electricity supply.	AO3 The premises are connected to the reticulated electricity supply network.
PO4 Premises are provided with an adequate telecommunications service.	AO4 The premises are connected to the reticulated telecommunications network.
PO5 Premises in the within the 'existing urban area' or 'new urban area' (identified on Strategic Plan Maps SFM-001a and SFM-001b provided in Schedule 2) have lawful, safe and practical access to the existing road network.	AO5 Premises in the within the 'existing urban area' or 'new urban area' (identified on Strategic Plan Maps SFM-001a and SFM-001b provided in Schedule 2) are provided with a driveway crossover that is designed and constructed in accordance with Institute of Public Works Engineering Queensland (IPWEQ) Standard Drawings.
PO6 Stormwater is appropriately managed such that the release of sediment or sediment-laden stormwater from the premises is avoided at all times, including during construction.	AO6 Infrastructure is designed and constructed in accordance with Institute of Public Works Engineering Queensland (IPWEQ) Standard Drawings. Note—a Sediment and Erosion Control Plan is prepared for the development complying with the Urban Stormwater Quality Planning Guideline 2010.

Performance outcomes	Acceptable outcomes
P07 Infrastructure is provided to a standard which satisfies Council.	A07 Infrastructure is designed and constructed in accordance with the Institute of Public Works Engineering Queensland (IPWEQ) Standard Drawings.
Assessable development	
P08 Any new road is designed and constructed to an appropriate standard, and is able to: <ul style="list-style-type: none"> (a) support additional traffic; (b) accommodate walking, cycling and public transport; (c) provide on street parking; (d) incorporate services and drainage. 	No acceptable solution is nominated.



Definitions

Schedule 1

Schedule 1 – Definitions



Schedule 1 Definitions

SC1.1 Use definitions

(1) Use definitions have a particular meaning for the purpose of the planning scheme.

(2) Any use not listed in Table SC1.1.2 column 1 is an undefined use.

Note—development comprising a combination of defined uses is not considered to be an undefined use.

(3) A use listed in Table SC1.1.2 column 1 has the meaning set out beside that term in column 2.

(4) The use definitions listed here are the definitions used in this planning scheme.

(5) Column 3 of Table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.

(6) Column 4 of Table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.

(7) Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.

(8) Uses listed in Table SC1.1.2 columns 3 and 4 that are not listed in column 1 do not form part of the definition.

Table SC1.1.1—Index of use definitions

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

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or • the sale or display of underwear or lingerie or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air services	Premises used for any of the following: <ul style="list-style-type: none"> • the arrival and departure of aircraft • the housing, servicing, refuelling, maintenance and repair of aircraft • the assembly and dispersal of passengers or goods on or from an aircraft • any ancillary activities directly serving the needs of passengers and visitors to the use • associated training and education facilities • aviation facilities. 	Airport, airstrip, helipad, public or private airfield	
Animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Animal keeping	Premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities.		Club, hotel, nightclub entertainment facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use may include the ancillary preparation and service of food and drink.		
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	Premises containing two dwellings, each for a separate household and consisting of: <ul style="list-style-type: none"> a single lot, where neither dwelling is a secondary dwelling or two lots sharing common property where one dwelling is located on each lot. 	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units</i>	Dwelling house, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
		<i>and Group Title Act 1980</i> continues to apply.	
Dwelling house	A residential use of premises for one household that contains a single dwelling. The use includes domestic out-buildings and works normally associated with a dwelling and may include a secondary dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills. The use may include outside hours school care for students or on-site student accommodation.	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.	Quarry	
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may	Conference centre, reception centre	Community use, hotel

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	include the preparation and provision of food and liquor for consumption on site.		
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: <ul style="list-style-type: none"> • potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for significant offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates a significant demand on the local infrastructure network • the use may involve night time and outdoor activities • onsite controls are required for 	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry Note—additional examples may be shown in SC1.1.2 industry thresholds.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	emissions and dangerous goods risks.		
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.		Health care services, residential care facility
Hotel	Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand. The use includes the ancillary storage and packing of feed and produce.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more	Repairing motor vehicles, fitting and turning workshop Note—additional examples may be shown in SC1.1.2 industry	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>of the following attributes:</p> <ul style="list-style-type: none"> negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise minimal traffic generation and heavy-vehicle usage demands imposed upon the local infrastructure network consistent with surrounding uses the use generally operates during the day (e.g. 7am to 6pm) offsite impacts from storage of dangerous goods are negligible the use is primarily undertaken indoors. 	thresholds.	medium impact industry, high impact industry, special industry
Major electricity infrastructure	<p>All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i>.</p> <p>The use may include ancillary telecommunication facilities.</p>	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	<p>Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure.</p> <p>The use may include the provision of fuel and disposal of waste.</p>	Boat building, boat storage, dry dock	Marina
Market	<p>Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering,	Spray painting and surface coating, wooden and laminated product	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for noticeable offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates an elevated demand on the local infrastructure network • onsite controls are required for emissions and dangerous goods risks • the use is primarily undertaken indoors • evening or night activities are undertaken indoors and not outdoors. 	<p>manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry</p>
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> • maintain a nature based focus or product • promote environmental awareness, education and 	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>conservation</p> <ul style="list-style-type: none"> • carry out sustainable practices. 		
Nightclub entertainment facility	<p>Premises used to provide entertainment, which may include cabaret, dancing and music.</p> <p>The use generally includes the sale of liquor and food for consumption on site.</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<p>Premises used to provide accommodation for non-resident workers.</p> <p>The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.</p>	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:</p> <ul style="list-style-type: none"> • business or professional advice • service of goods that are not physically on the premises • office based administrative functions of an organisation. 	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	<p>Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.</p>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<p>Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability.</p> <p>The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Outstation	<p>Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people.</p> <p>The use provides for intermittent short stay and/or long term camping.</p> <p>The use may involve permanent low scale built infrastructure.</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	<p>Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities.</p> <p>Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.</p>	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	<p>Premises used by an organised group for worship and religious activities.</p> <p>The use may include ancillary facilities for social, educational and associated charitable activities.</p>	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	<p>Premises used for the following:</p> <ul style="list-style-type: none"> the arrival and departure of vessels the movement of passengers or goods on or off vessels any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels. 	Marina, ferry terminal	Landing
Relocatable home park	<p>Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.</p> <p>The use may include a manager's residence and office,</p>		Tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.		
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components. The use may include emerging industries such as energy, aerospace, and biotechnology.	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including: <ul style="list-style-type: none"> • restaurants and bars • meeting and function facilities • sporting and fitness facilities • staff accommodation • transport facilities directly associated with the tourist facility such as a ferry terminal and air services. 	Island resort	
Retirement facility	A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.	Retirement village	Residential care facility
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Rooming accommodation	<p>Premises used for the accommodation of one or more households where each resident:</p> <ul style="list-style-type: none"> • has a right to occupy one or more rooms • does not have a right to occupy the whole of the premises in which the rooms are situated • may be provided with separate facilities for private use • may share communal facilities or communal space with one or more of the other residents. <p>The use may include:</p> <ul style="list-style-type: none"> • rooms not in the same building on site • provision of a food or other service • on site management or staff and associated accommodation. <p>Facilities include furniture and equipment as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>.</p>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Sales office	<p>The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.</p> <p>The use may include a caravan or relocatable dwelling or structure.</p>	Display dwelling	Bank, office

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		Car wash
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.		
Short-term accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires: <ul style="list-style-type: none"> • a large area for handling, display or storage • direct vehicle access to the 	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	building by members of the public for loading and unloading items purchased or hired.		
Special industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for extreme offsite impacts in the event of fire, explosion or toxic release • onsite controls are required for emissions and dangerous goods risks • the use generally involves night time and outdoor activities • the use may involve the storage and handling of large volumes of dangerous goods • requires significant separation from non-industrial uses. 	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	Low impact industry, medium impact industry, high impact industry, service industry
Substation	<p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> • converting or transforming electrical energy from one voltage to another • regulating voltage in an electrical circuit • controlling electrical circuits • switching electrical current between circuits • a switchyard or • communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i> or for workforce operational and safety communications. 	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Theatre	<p>Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises.</p> <p>The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	Premises used for providing on-site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	<p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	<p>Premises used to provide the public with the following services:</p> <ul style="list-style-type: none"> • supply or treatment of water, hydraulic power or gas • sewerage, drainage or stormwater services • transport services including road, rail or water • waste management facilities or 	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot

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

SC1.1.1 Defined activity groups

- (1) Defined uses listed in Table SC1.1.2 are able to be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined uses listed in column 2.
- (3) An activity group is able to be referenced in Part 5.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

Table SC1.1.1.1—Index of defined activity groups

<ul style="list-style-type: none"> Accommodation activities Entertainment activities Rural activities 	<ul style="list-style-type: none"> Business activities Industry activities 	<ul style="list-style-type: none"> Community activities Recreation activities
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Table SC1.1.1.2—Defined activity groups

Column 1 Activity group	Column 2 Uses
Accommodation activities	<ul style="list-style-type: none"> • Caretaker's accommodation • Community residence • Dual occupancy • Dwelling house • Dwelling unit • Home based business • Multiple dwelling • Nature-based tourism • Non-resident workforce accommodation • Relocatable home park • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural workers' accommodation • Short-term accommodation • Tourist park
Business activities	<ul style="list-style-type: none"> • Agricultural supplies store • Bulk landscape supplies • Food and drink outlet • Garden centre • Hardware and trade supplies • Market • Office • Outdoor sales • Parking station • Sales office • Service industry • Service station • Shop • Shopping centre • Showroom • Veterinary services
Community activities	<ul style="list-style-type: none"> • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Detention facility • Educational establishment • Funeral parlour

Column 1 Activity group	Column 2 Uses
	<ul style="list-style-type: none"> • Health care services • Hospital • Outstation • Place of worship
Entertainment activities	<ul style="list-style-type: none"> • Bar • Club • Function facility • Hotel • Nightclub entertainment facility • Theatre • Tourist attraction • Tourist park
Industry activities	<ul style="list-style-type: none"> • Extractive industry • High impact industry • Low impact industry • Marine industry • Medium impact industry • Research and technology industry • Special industry • Service industry • Warehouse
Recreation activities	<ul style="list-style-type: none"> • Environment facility • Indoor sport and recreation • Major sport, recreation and entertainment facility • Motor sport facility • Outdoor sport and recreation • Park
Rural activities	<ul style="list-style-type: none"> • Agricultural supplies store • Animal husbandry • Animal keeping • Aquaculture • Cropping • Intensive animal industry • Intensive horticulture • Permanent plantation • Roadside stall • Rural industry • Rural workers' accommodation • Wholesale nursery • Winery

SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (2) A term listed in Table SC1.2.2 column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Table SC1.2.1—Index of administrative definitions

Index for administrative definitions		
<ul style="list-style-type: none"> • Adjoining premises • Advertising device • Affordable housing • Average width • Base date • Basement • Boundary clearance • Building height • Demand unit • Development footprint • Domestic outbuilding • Dwelling 	<ul style="list-style-type: none"> • Gross floor area • Ground level • Household • Minor building work • Minor electricity infrastructure • Net developable area • Netserv plan • Non-resident workers • Outermost projection • Planning assumptions • Plot ratio • Projection area(s) 	<ul style="list-style-type: none"> • Secondary dwelling • Setback • Service catchment • Site • Site cover • Storey • Temporary use • Ultimate development • Urban purposes

Table SC1.2.2—Administrative definitions

Column 1 Term	Column 2 Definition
Adjoining premises	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes.
Average width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Base date	The date from which a local government has estimated its projected infrastructure demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
Boundary clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: <ol style="list-style-type: none"> (a) if the projection is a roof and there is a fascia—the outside face of the fascia or (b) if the projection is a roof and there is no fascia—the roof structure.

Column 1 Term	Column 2 Definition
	The term does not include rainwater fittings or ornamental or architectural attachments.
Building height	If specified: (a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like (b) in storeys, the number of storeys above ground level or (c) in both metres and storeys, both (a) and (b) apply.
Demand unit	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
Development footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Domestic outbuilding	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
Dwelling	A building or part of a building used or capable of being used as a self-contained residence that must include the following: (a) food preparation facilities (b) a bath or shower (c) a toilet and wash basin (d) clothes washing facilities. This term includes outbuildings, structures and works normally associated with a dwelling.
Gross floor area	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not.
Ground level	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.
Household	An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
Minor building work	An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five per cent of the gross floor area of the existing building(s) or 50 square metres, whichever is the lesser.
Minor electricity infrastructure	All aspects of development for an electricity supply network as defined under the Electricity Act 1994, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV. This includes: (a) augmentations/upgrades to existing powerlines where the voltage of the

Column 1 Term	Column 2 Definition
	<p>infrastructure does not increase</p> <p>(b) augmentations to existing substations (including communication facilities for controlling works as defined under the Electricity Act 1994) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.</p>
Net developable area	<p>The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulfate soils, conservation land, flood affected land or steep slope.</p> <p>Note—for the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).</p>
Netserv plan	A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Non-resident workers	<p>Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area.</p> <p>This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.</p>
Outermost projection	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Plot ratio	The ratio of gross floor area to the area of the site.
Projection area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Secondary dwelling	<p>A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.</p> <p>A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.</p>
Service catchment	<p>An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note—for example:</p> <ul style="list-style-type: none"> stormwater network service catchments can be delineated to align with watershed boundaries open space network service catchment can be determined using local government accessibility standards water network service catchment can be established as the area serviced by a particular reservoir.
Setback	For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.
Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.

Column 1 Term	Column 2 Definition
Site cover	<p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage.</p> <p>The term does not include:</p> <ul style="list-style-type: none"> (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure (b) basement car parking areas located wholly below ground level (c) eaves and sun shading devices.
Storey	<p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:</p> <ul style="list-style-type: none"> (a) a lift shaft, stairway or meter room (b) a bathroom, shower room, laundry, water closet, or other sanitary compartment (c) a combination of the above. <p>A mezzanine is a storey.</p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey.</p> <p>A basement is not a storey.</p>
Temporary use	<p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.</p> <p>Note—provisions for temporary use timeframes for defined uses may be provided in section for Local government administrative matters.</p> <p>Editor's note—it is recommended that local government use the ability under section for Local government administrative matters to further refine this definition for use in the local government area for defined uses.</p>
Ultimate development	<p>The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.</p>
Urban purposes	<p>For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.</p>



Mapping

Schedule 2



Schedule 2 Mapping

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

SC2.1 Map index

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

Table SC2.1.1 – Map index

Map number	Map title	Gazettal date
Strategic framework maps		
Map SFM-001a	How We Use Our Land	13 March 2013
Map SFM-001b	How We Use Our Land	20 August 2012
Map SFM-002	Looking After Country	1 July 2014
Map SFM-003a	Natural Hazards	4 July 2014
Map SFM-003b	Natural Hazards	4 July 2014
Map SFM-004	Places of Historical Importance	13 March 2013
Zone maps		
Map ZM-001a	Zoning Plan	13 March 2013
Map ZM-001b	Zoning Plan	13 March 2013

Cherbourg Shire Strategic Plan Map

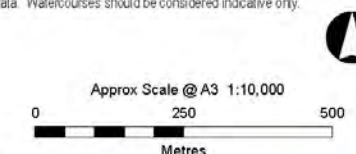
- Legend**
- Contextual information**
- Cherbourg Local Government Area
 - Urban Area (existing)
 - Major Road Network
 - Informal Walking Tracks (existing)
- Settlement pattern**
- New Urban Area
 - Regional Farming Areas
 - Centre
 - Investigation area
- Natural environment**
- Waterway
 - Nature conservation
- Community Identity and diversity**
- Major Community Facility
 - Major Sport & Recreation
- Future access and mobility**
- Future Public Transport Corridor
 - Future Cycling and Walking Route
 - Future Major Road Network
- Infrastructure and services**
- Major Infrastructure
- Economic development**
- Industrial Development
 - Helipad
 - Historical Precinct
 - Future Tourism and Recreation

Updated 13/03/2013

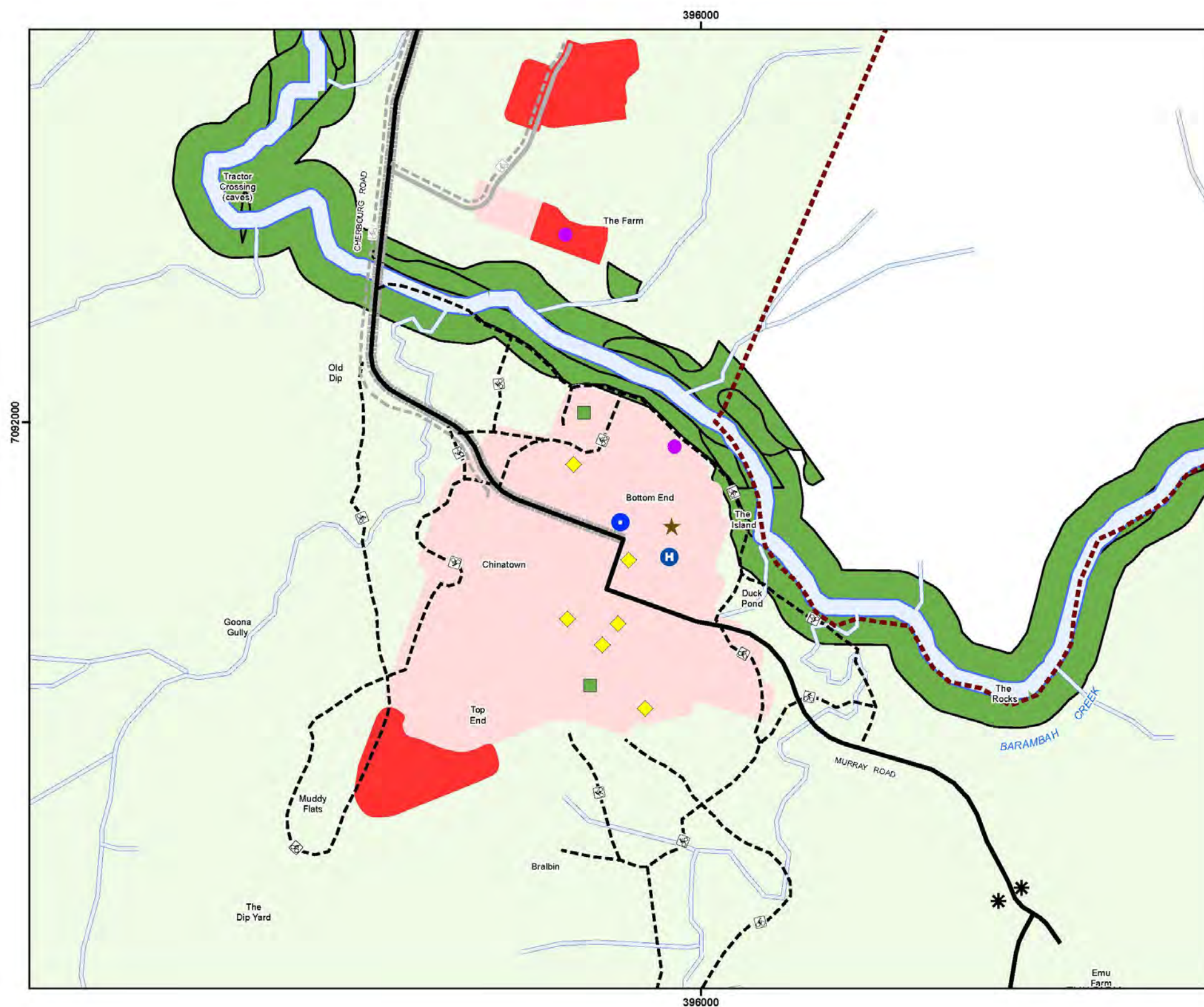
Data sources: (c) Department of Infrastructure and Planning, November 2010

AECOM does not warrant the accuracy or completeness of information displayed in this map and any person using it does so at their own risk. AECOM shall bear no responsibility or liability for any errors, faults, defects, or omissions in the information.

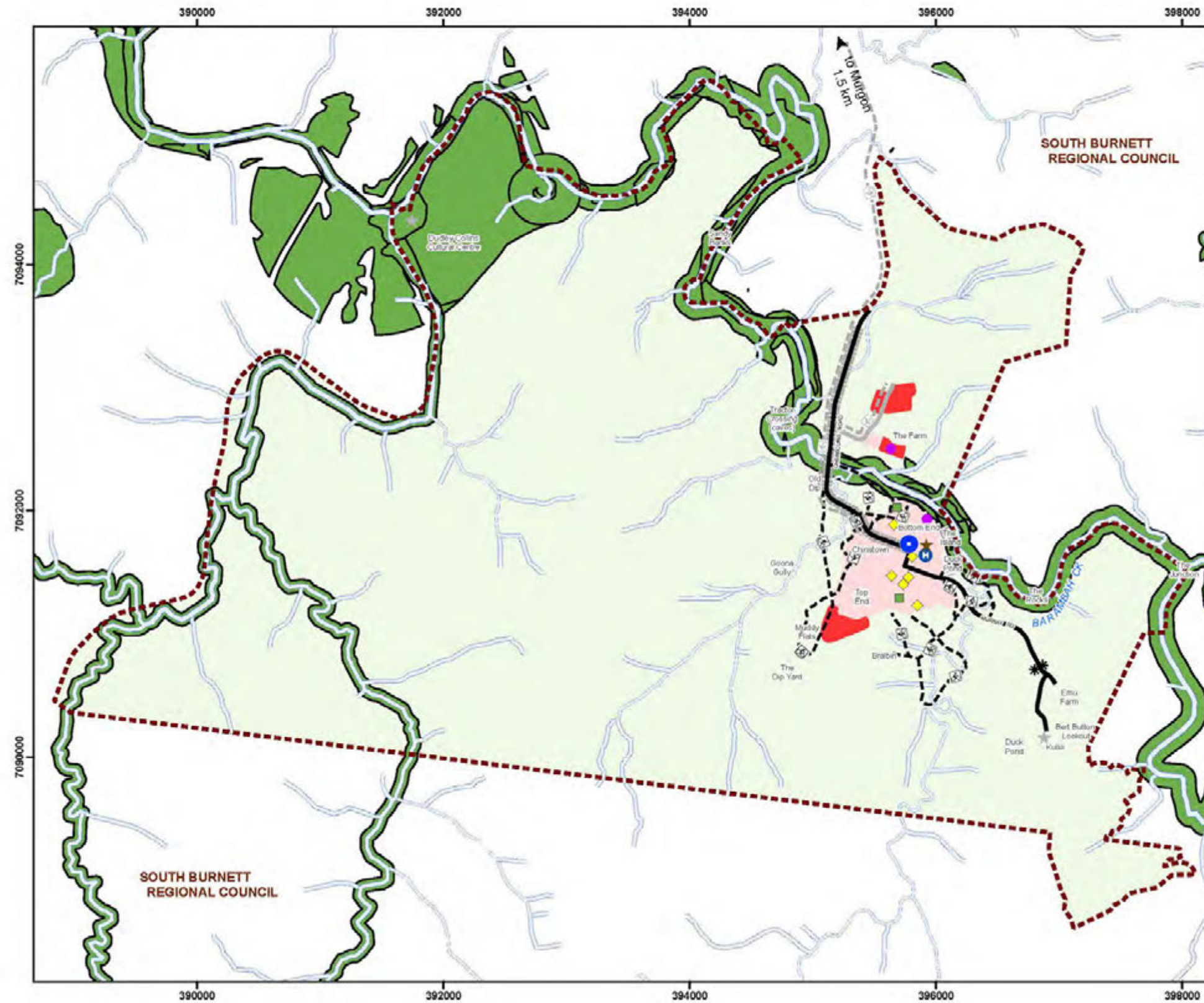
Special Note: Watercourses are based on DERM data however the information has been adjusted to align with other more accurate data. Watercourses should be considered indicative only.



How We Use Our Land Map SFM-001a



Cherbourg Shire Strategic Plan Map



- Legend**
- Contextual Information**
 - Cherbourg Local Government Area
 - Urban Area (existing)
 - Major Road Network
 - Informal Walking Tracks (existing)
 - Settlement pattern**
 - New Urban Area
 - Regional Farming Areas
 - Centre
 - Natural environment**
 - Waterway
 - Nature conservation
 - Community Identity and diversity**
 - Major Community Facility
 - Major Sport & Recreation
 - Future access and mobility**
 - Future Public Transport Corridor
 - Future Cycling and Walking Route
 - Future Major Road Network
 - Infrastructure and services**
 - Major Infrastructure
 - Economic development**
 - Industrial Development
 - Helipad
 - Historical Precinct**
 - Future Tourism and Recreation

Created: 2008/2012

Data sources: (i) Department of Infrastructure and Planning, November 2010

AECOM does not warrant the accuracy or completeness of information displayed in this map and any person using it does so at their own risk. AECOM shall bear no responsibility or liability for any errors, faults, defects, or omissions in the information.

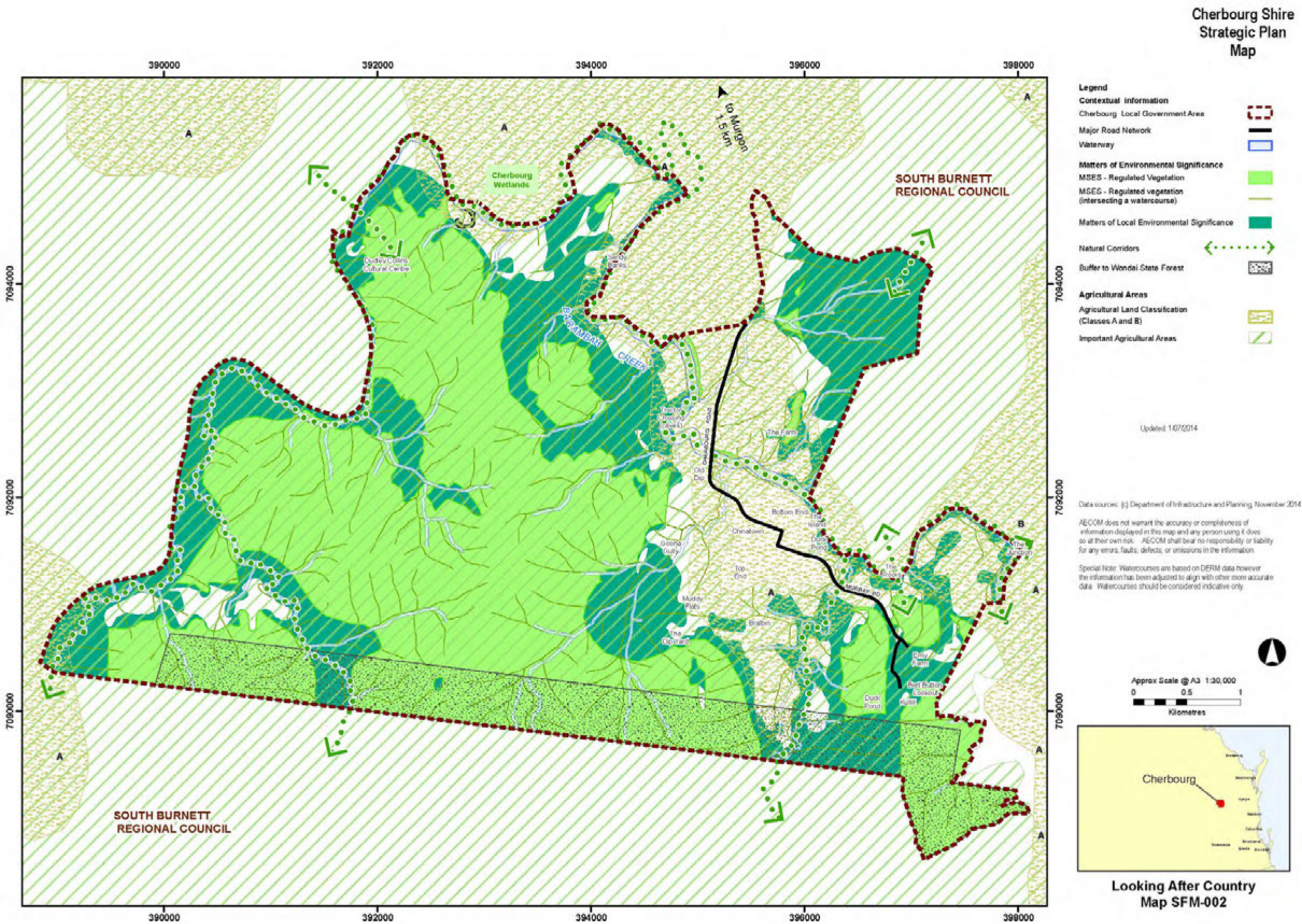
Special Note: Watercourses are based on DERM data however the information has been adjusted to align with other more accurate data. Watercourses should be considered indicative only.



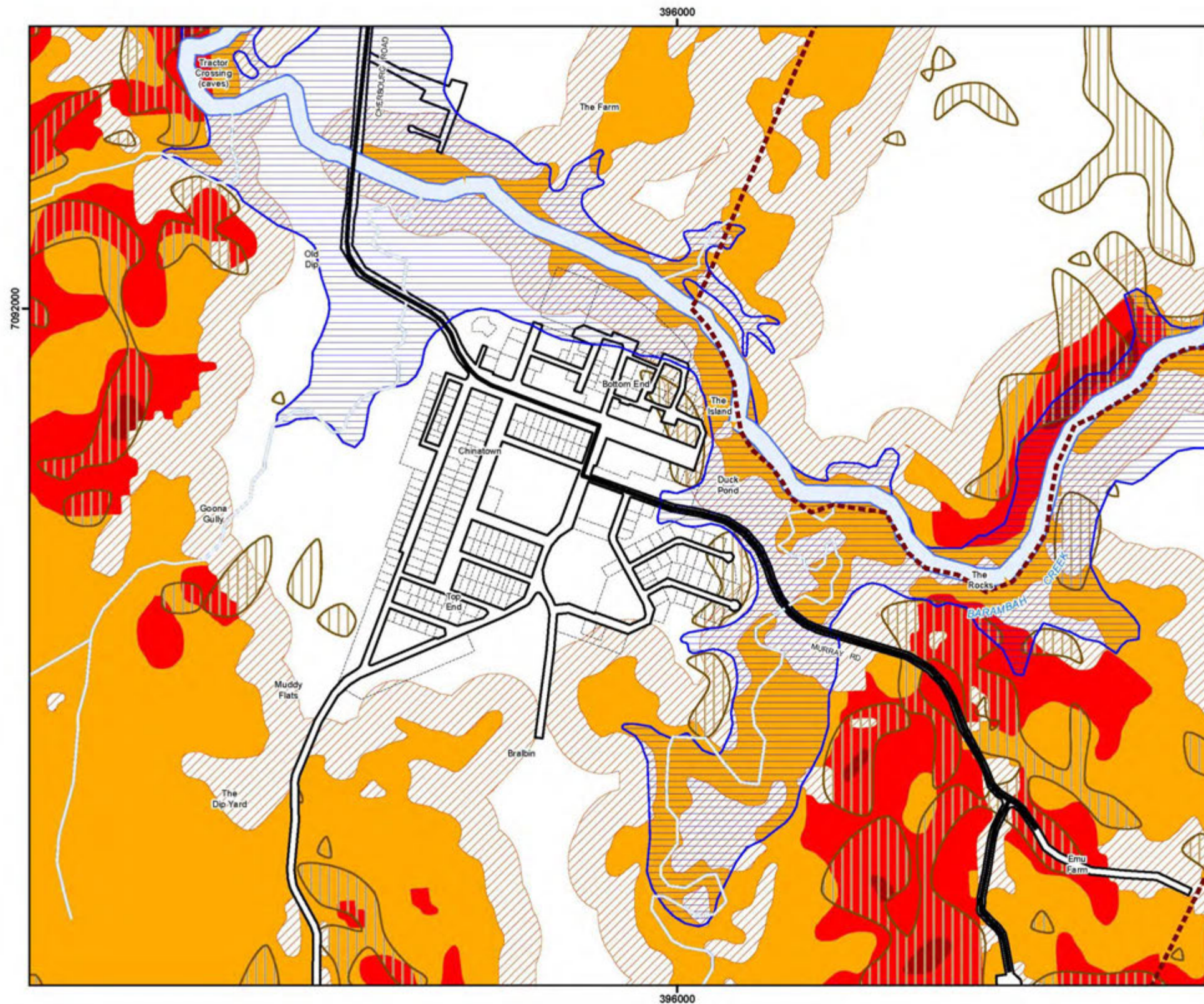
Approx Scale @ A3 1:30,000
0 0.5 1
Kilometres



How We Use Our Land
Map SFM-001b



Cherbourg Shire Strategic Plan Map



- Legend**
- Contextual information**
 - Cherbourg Local Government Area
 - Major Road Network**
 - Surveyed Roads
 - Waterway
 - Natural Hazards**
 - Flood Hazard
 - Landslide Hazard (slope 15% and over)
 - Bushfire Hazard**
 - Very High Risk Area
 - High Risk Area
 - Medium Risk Area
 - Bushfire Potential Impact Buffer

Updated: 4/07/2014

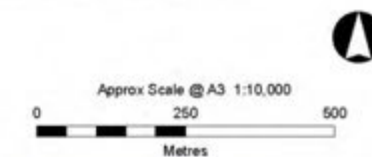
Data sources: (i) Department of State Development Infrastructure and Planning (DSDIP), November 2014; (ii) Department of Natural Resources and Mines, 2012

AECOM does not warrant the accuracy or completeness of information displayed in this map and any person using it does so at their own risk. AECOM shall bear no responsibility or liability for any errors, faults, defects, or omissions in the information.

Bushfire Risk analysis data was supplied by DSDIP. This data is to be used as a guide only for planning purposes. While every care is taken to ensure the accuracy of this data, DSDIP makes no representations or Warranties about its accuracy, reliability, completeness or suitability and disclaims all responsibility and liability.

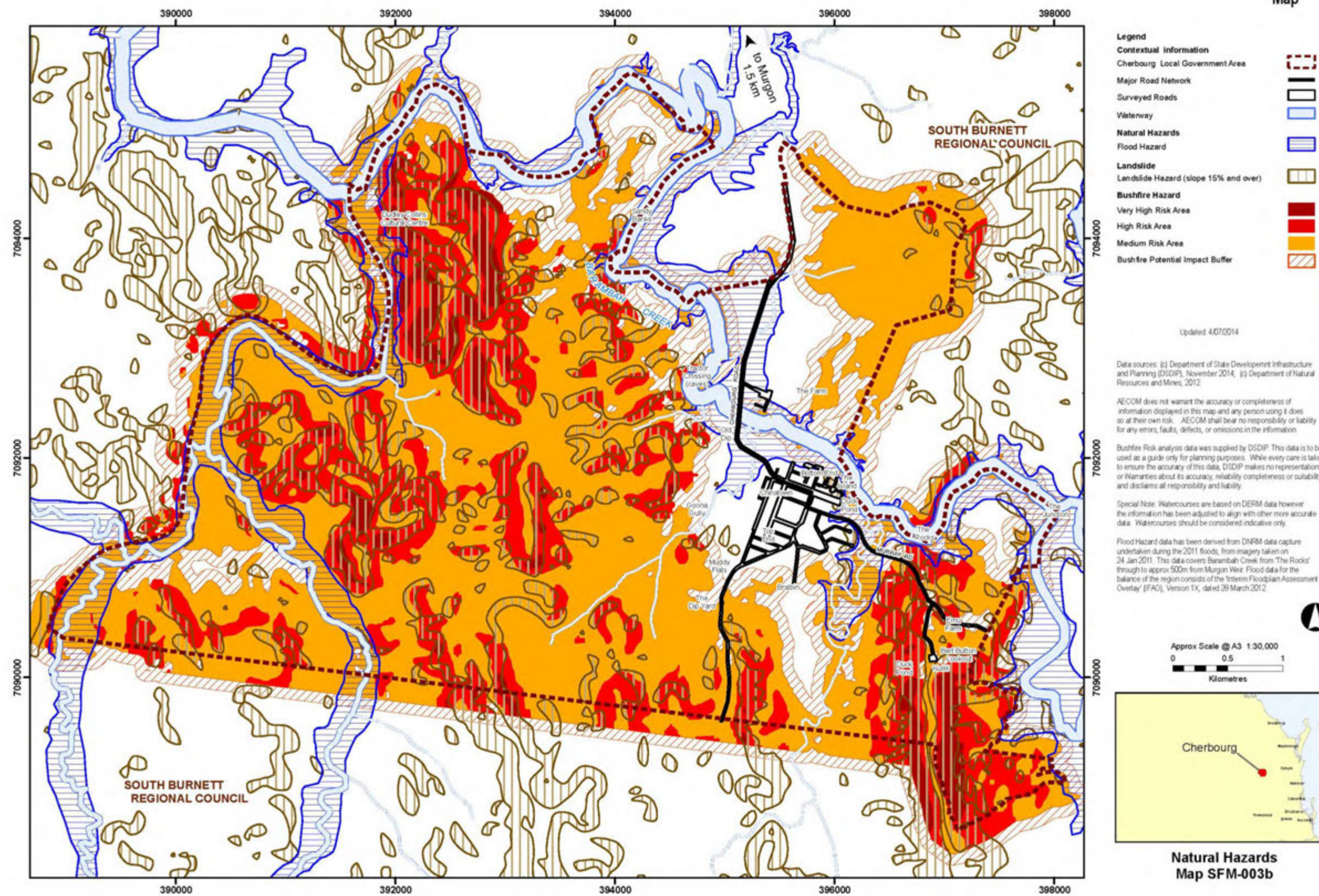
Special Note: Watercourses are based on DERM data however the information has been adjusted to align with other more accurate data. Watercourses should be considered indicative only.

Flood Hazard data has been derived from DERM data capture undertaken during the 2011 floods, from imagery taken on 24 Jan 2011. This data covers Barabrah Creek from 'The Rocks' through to approx 500m from Murgon Weir. Flood data for the balance of the region consists of the Interim Floodplain Assessment Overlay (IFAO), Version 1X, dated 29 March 2012.

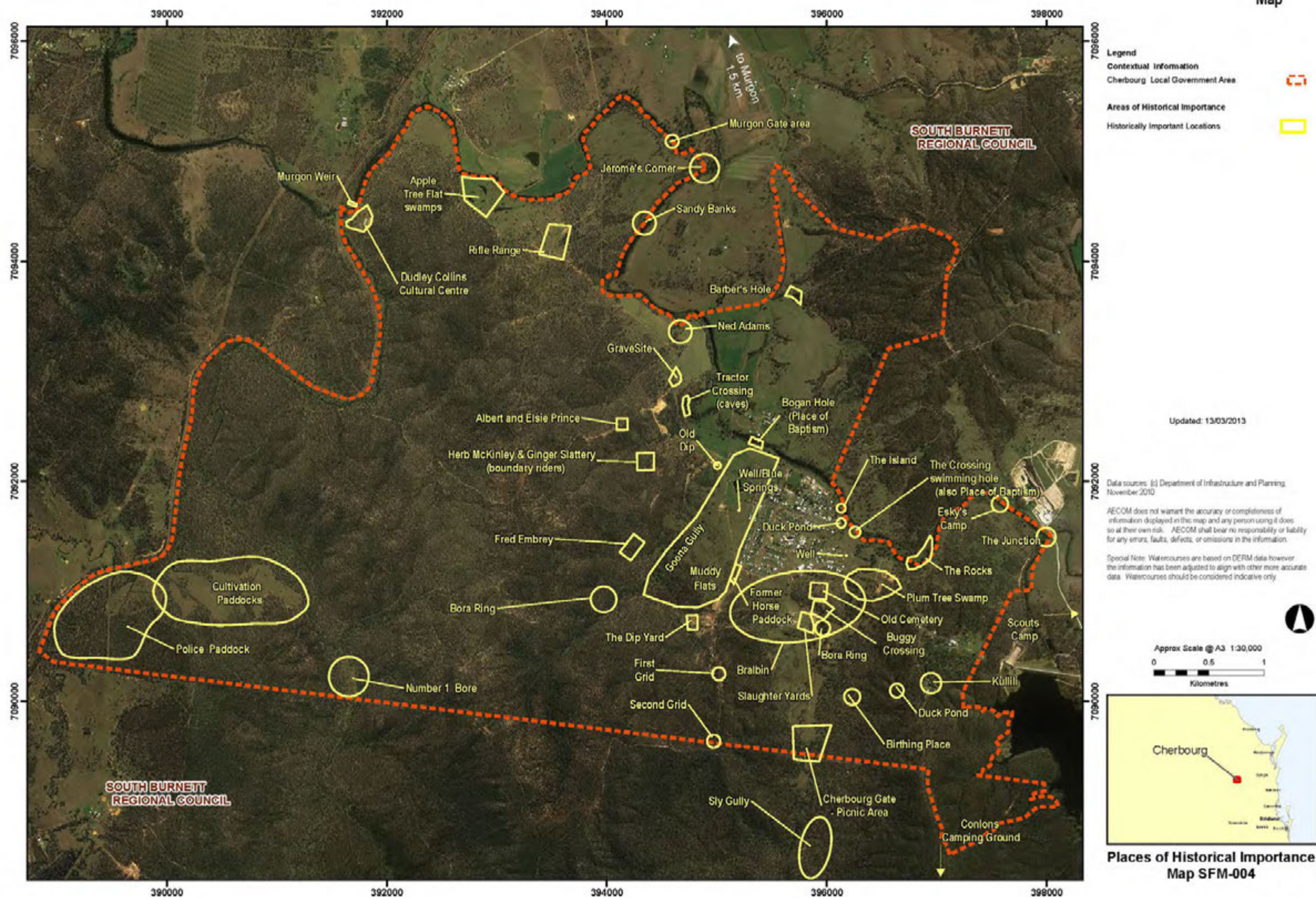


**Natural Hazards
Map SFM-003a**

**Cherbourg Shire
Strategic Plan
Map**



Cherbourg Shire Strategic Plan Map



Cherbourg Shire Planning Scheme Zone Map

Zones

Residential zones category

General residential

Centre zones category

Local Centre

Recreation zones category

Recreation and Open Space

Industry zones category

Industry

Other zones category

Community Facilities

Environmental management and conservation

Limited development (constrained land)

Rural

Local Government Boundary

Derived Lot Boundaries

Surveyed Roads

Waterway

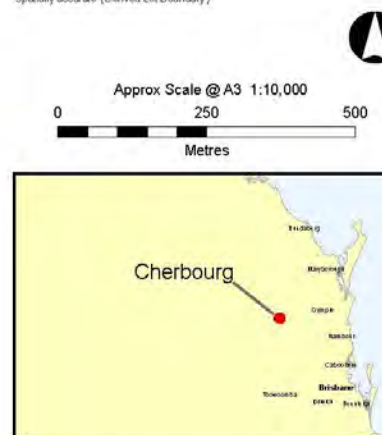
Updated: 13/03/2013

Data sources: (c) Department of Infrastructure and Planning, November 2010

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Special Note: Watercourses are based on DERM data however the information has been adjusted to align with other more accurate data. Watercourses should be considered indicative only.

Where not part of the DCDB, internal lot boundaries have been derived based on occupation from 2011 orthorectified aerial imagery and CAD Detail Survey. They should not be considered spatially accurate. (Derived Lot Boundary)



Planning Zoning
Map - ZM-001a

Zones

Residential zones category

- General residential

Centre zones category

- Local Centre

Recreation zones category

- Recreation and Open Space

Industry zones category

- Industry

Other zones category

- Community Facilities
- Environmental management and conservation
- Limited development (constrained land)
- Rural

 Local Government Boundary

 Surveyed Roads

 Derived Lot Boundaries

 Waterway

Updated: 13/03/2013

Data sources: (c) Department of Infrastructure and Planning, November 2010

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Special Note: Watercourses are based on DERM data however the information has been adjusted to align with other more accurate data. Watercourses should be considered indicative only.

Where not part of the DCCB, internal lot boundaries have been derived based on occupation from 2011 orthorectified aerial imagery and CAD Detail Survey. They should not be considered spatially accurate (Derived Lot Boundary)



Planning Zoning
Map ZM-001b

Local government infrastructure plan mapping and supporting material

Schedule 3



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Schedule 3 Local government infrastructure plan mapping and supporting material

SC3.1 Map index

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

Table SC3.1.1 – Map index

Map number	Map title	Gazettal date
Map LGIP-001	Priority Infrastructure Area	13 March 2013
Map LGIP-002a	Utilities – Water Reticulation	20 August 2012
Map LGIP-002b	Utilities – Sewer Reticulation	13 March 2013
Map LGIP-003	Open Space	13 March 2013
Map LGIP-004	Road Infrastructure	13 March 2013

Cherbourg Shire
Priority Infrastructure
Plan Map

- Zones**
- Residential zones category**
- General residential
- Centre zones category**
- Local Centre
- Recreation zones category**
- Open space
- Industry zones category**
- Industry
- Other zones category**
- Community purposes
 - Environmental management and conservation
 - Limited development (constrained land)
 - Rural
- Local Government Boundary
- Surveyed Roads
- Derived Lot Boundaries
- Waterway
- PIA Boundary

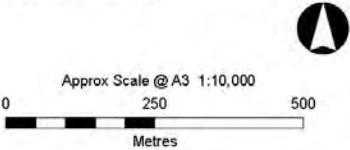
Updated: 13/03/2013

Data sources: (c) Department of Infrastructure and Planning, November 2010

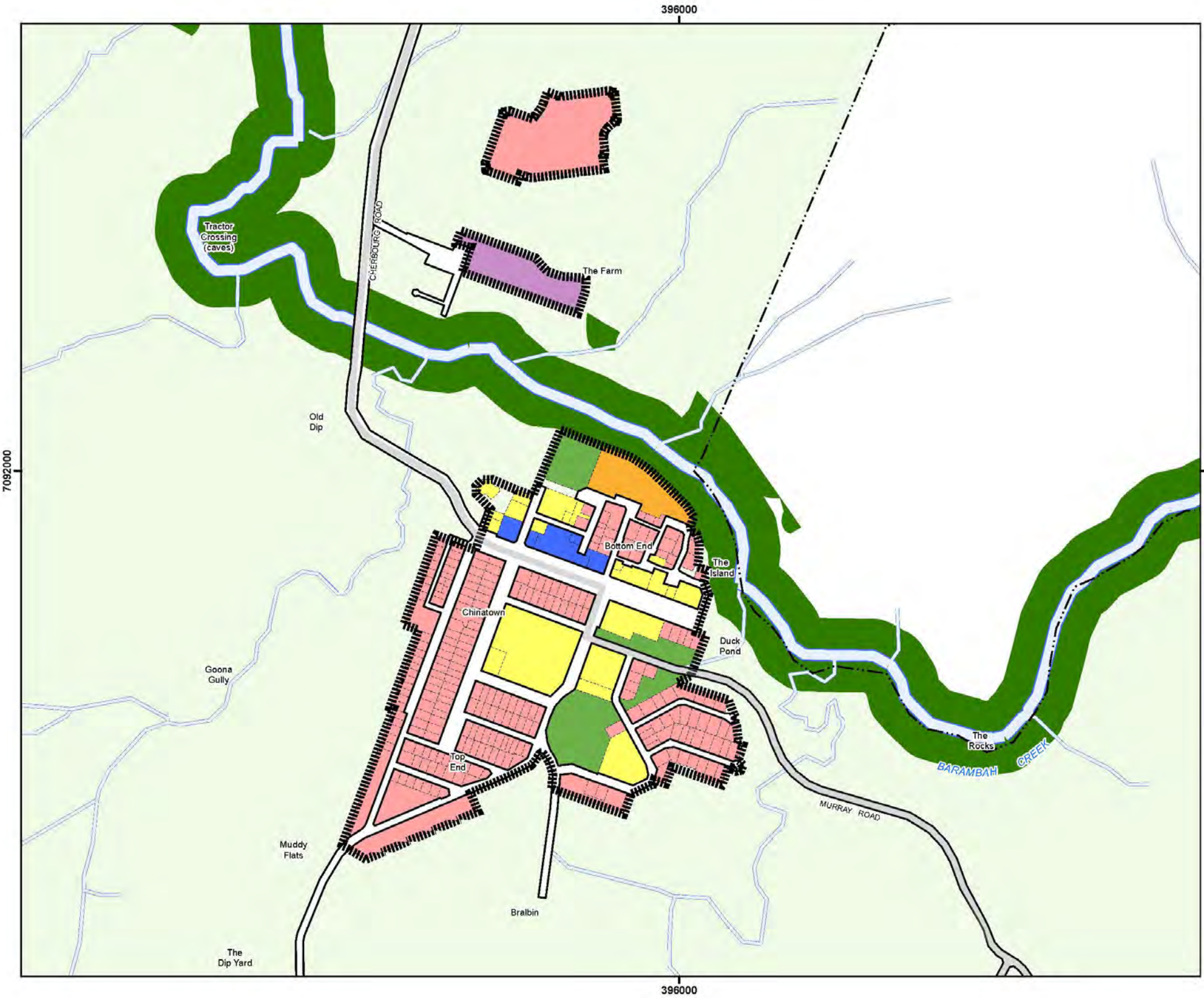
AECOM does not warrant the accuracy or completeness of information displayed in this map and any person using it does so at their own risk. AECOM shall bear no responsibility or liability for any errors, faults, defects, or omissions in the information.

Special Note: Watercourses are based on DERM data however the information has been adjusted to align with other more accurate data. Watercourses should be considered indicative only.

Where not part of the DCDB, internal lot boundaries have been derived based on occupation from 2011 orthorectified aerial imagery and CAD Detail Survey. They should not be considered spatially accurate (Derived Lot Boundary).



Priority Infrastructure Area
Map - PIP-001



Cherbourg Shire Priority Infrastructure Plan Map

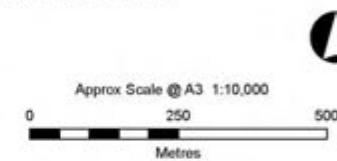
- Legend**
- Contextual Information
 - Cherbourg Local Government Area
 - Existing Infrastructure
 - Water Reticulation

Created: 20/06/2012

Data sources: (c) Department of Infrastructure and Planning, November 2010

AECOM does not warrant the accuracy or completeness of information displayed in this map and any person using it does so at their own risk. AECOM shall bear no responsibility or liability for any errors, faults, defects, or omissions in the information.

Note: Utilities information was supplied by Black & More in CAD format, and has been adjusted to fit existing DCDB and aerial imagery. Infrastructure information shown therefore cannot be guaranteed to be complete or spatially accurate.



PIP - Utilities
Water Reticulation
Map PIP-002a



Cherbourg Shire Priority Infrastructure Plan Map

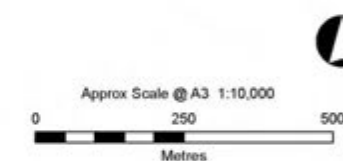
- Legend**
- Contextual Information**
- Cherbourg Local Government Area
- Existing Infrastructure**
- Sewer Reticulation
- Sewer Treatment Ponds

Updated: 13/03/2013

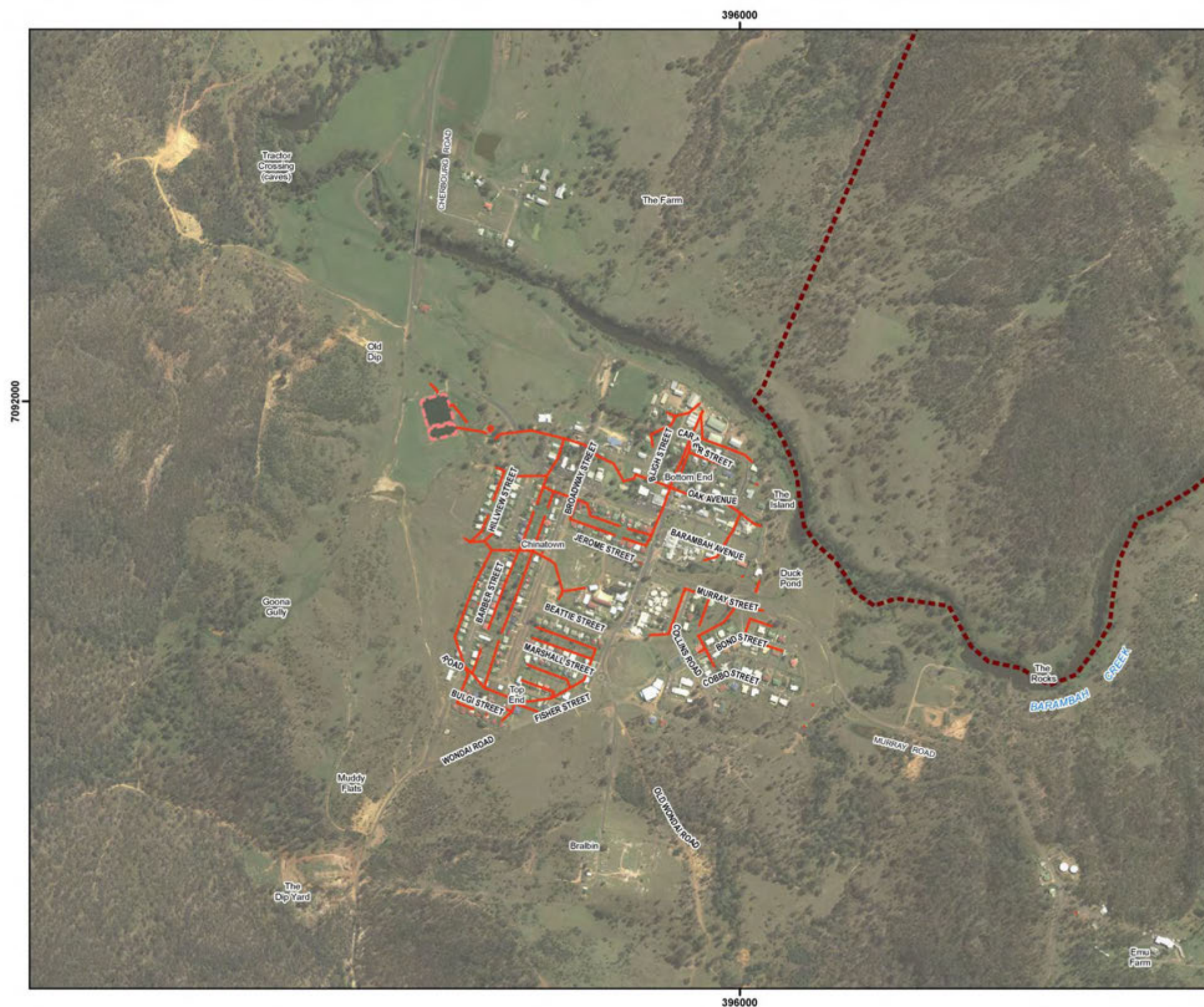
Data sources: (c) Department of Infrastructure and Planning, November 2010

AECOM does not warrant the accuracy or completeness of information displayed in this map and any person using it does so at their own risk. AECOM shall bear no responsibility or liability for any errors, faults, defects, or omissions in the information.

Note: Utilities information was supplied by Black & More in CAD format, and has been adjusted to fit existing DCDB and aerial imagery. Infrastructure information shown therefore cannot be guaranteed to be complete or spatially accurate.



PIP - Utilities
Sewer Reticulation
Map PIP-002b



Cherbourg Shire Priority Infrastructure Plan Map

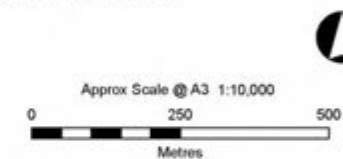
- Legend**
- Contextual Information**
Cherbourg Local Government Area
- Existing Infrastructure**
Open Space - Existing

Updated: 13/03/2013

Data sources: (c) Department of Infrastructure and Planning, November 2010

AECOM does not warrant the accuracy or completeness of information displayed in this map and any person using it does so at their own risk. AECOM shall bear no responsibility or liability for any errors, faults, defects, or omissions in the information.

Note: Utilities information was supplied by Black & More in CAD format, and has been adjusted to fit existing DCDB and aerial imagery. Infrastructure information shown therefore cannot be guaranteed to be complete or spatially accurate.



PIP - Open Space
Map PIP-003



Cherbourg Shire Priority Infrastructure Plan Map

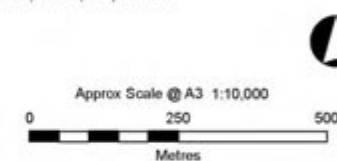
- Legend**
- Contextual Information**
- Cherbourg Local Government Area
- Existing Infrastructure**
- Roads
- Tracks
- Future Cycling and Walking Route

Updated 13/03/2013

Data sources: (c) Department of Infrastructure and Planning, November 2010

AECOM does not warrant the accuracy or completeness of information displayed in this map and any person using it does so at their own risk. AECOM shall bear no responsibility or liability for any errors, faults, defects, or omissions in the information.

Note: Utilities information was supplied by Black & More in CAD format, and has been adjusted to fit existing DCDB and aerial imagery. Infrastructure information shown therefore cannot be guaranteed to be complete or spatially accurate.



PIP - Road Infrastructure
Map PIP-004



Notifications required under the Planning Act 2016

Schedule 4



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Schedule 4 Notifications required under the *Planning Act 2016*

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

Table SC4.1.1 – Notations of decisions under section 89 of the Act

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

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

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

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

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

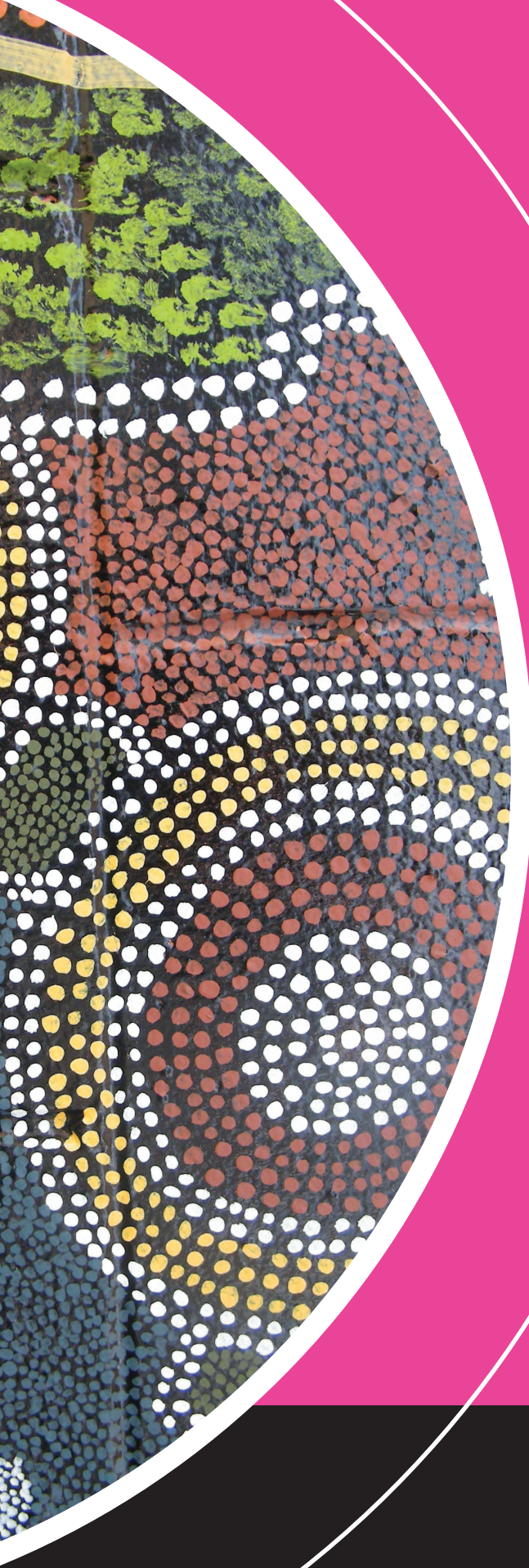
Date of resolution	Date of effect	Details	Contact information
Nil	Nil	Nil	Nil

Editor's note—This schedule must provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of section 117(1)(a) of the Act.

SC4.3 Notation of registration for urban encroachment provisions under section 267 of the Act

Table SC4.3.1—Notation of registrations made under section 267 of the Act

Date of registration of the premises	Location of premises (real property description)	Details of registration	Term of registration
Nil	Nil	Nil	Nil



Planning scheme policies

Schedule 5



Schedule 5 Planning scheme policies

SC5.1 Heritage Buildings Planning Scheme Policy

There are many older buildings in Cherbourg that are valued by the Cherbourg community and need to be protected.

These buildings may be important for cultural, historical, traditional or spiritual reasons and therefore, the buildings are to be protected from demolition and other development that may impact of the building's heritage values.

What the planning scheme says about heritage buildings

The planning scheme makes impact assessable the demolition, partial demolition or removal of heritage buildings, unless the building is structurally unsound and needs to be demolished for safety reasons. The planning supports development that protects heritage buildings and allows for their restoration and reuse.

Where relocation of a heritage building is being considered, this decision should occur in consultation with the Cherbourg community.

List of known heritage buildings

Specific buildings that have been identified by the Cherbourg Aboriginal Shire Council and members of the Cherbourg community as having heritage value are listed in the planning scheme (**Table 5.7.1a**).

There may be other buildings in Cherbourg with heritage value that are not listed in this table. To make sure these buildings are not demolished, the planning scheme also protects any buildings built during or before 1935.

SC5.2 Pest Plants (weeds) Planning Scheme Policy

Pest plants (weeds) can have a major impact on land productivity, viability and land condition. The effective removal of pest plants is one of the priority management issues for the Cherbourg Aboriginal Shire Council.

What the planning scheme says about pest plants (weeds)

Wherever possible, development is to avoid the introduction and spread of pests plants, which results in impacts to land productivity, land condition and environmental and natural resource values.

This can be done by undertaking works to remove pest plants when undertaking development.

List of pest plants (weeds)

The following list of pest plants (weeds) are identified in *Managing Country: Cherbourg and the Regional Natural Resource Management Plan*:

- Parthenium
- Giant rats tail grass
- Mother of millions
- Groundsel
- Patterson's Curse
- Lantana
- Cats Claw
- Hyacinth

This list is not a complete list of all pest plants in Cherbourg. Where possible, an applicant for a development proposal should investigate the site and identify any other pest plants that may also need to be removed.

SC5.3 The Cherbourg Community Have a Say Planning Scheme Policy

What is the Policy and what does it do?

This policy outlines a process for seeking input from the Cherbourg community in relation to development applications.

This allows the community to have a say on development applications to make sure development protects important places and the special character, culture and history of Cherbourg.

It is important that the good work of the Cherbourg Aboriginal Shire Council and the Cherbourg community keeps happening so that country is looked after for future generations.

When can the community have a say?

The community has an opportunity to comment of development applications when:

- an application requires impact assessment under section 5.4 of the planning scheme; and
- an application is referred by Council to specific individuals or groups in the community (for example, the Wakka Wakka people as traditional owners). This can happen under Council's ability to request 'additional third party advice' (Part 7, Section 34 of the *Development Assessment Rules 2017*).

Advice from community members as additional third party advice is to be given to Council no later than 14 days after the application has been referred to them.

What happens to a development application when the community has a say?

Council may choose to use or not use the feedback received from the Cherbourg community. Comments from the community may not mean that the Council will refuse an application, but it will help Council to make an informed decision about what is important to the people of Cherbourg.

What information can the community look at?

Members of the community may look at (but are not limited to) the following information when having a say on a development application:

- documents and management plans;
- culturally, historically and spiritually important places that are not listed in Planning Scheme;
- the Cherbourg Aboriginal Council Planning Scheme;
- feedback from elders and traditional owners; and
- any other information that the community is important to protect our culture and country.

SC5.4 The Farm Preferred Concept Plan Planning Scheme Policy

What is going to happen at The Farm?

The Farm has been selected by the Cherbourg Aboriginal Shire and the Cherbourg community as the location of a new sub-division for future housing.

The location is approximately 1.6km north of the existing Cherbourg township and on the northern side of Barambah Creek. Murgon is located 4.5km from the development area to the north along Cherbourg Road.

The location is a good spot for future housing because it has few development constraints and it is positioned well away from flood prone areas. The land is located in a beautiful setting and provides views and access to country.

What has informed the concept plan design?

The physical characteristics and other technical and cultural factors relating to land at The Farm have been used to come up with the preferred concept plan.

These factors are described as:

Physical Characteristics

- Slope – The slope of the land is well suited for urban development. It is in an elevated position and gently rises to the north allowing views to surrounding country.
- 2011 Flood Level – Development at The Farm will be located outside of the 2011 flood level.
- Bushfire buffer – A 50m buffer area has been identified where future development is not allowed to minimise possible threats from bush fire.
- Buffer to industrial areas – The old dairy area to the south of the site (closer to Barambah Creek) is allocated for future industrial development. To minimise any possible noise or odour problems, a 200m buffer has been identified between the industrial area and new housing at The Farm.
- North facing – the number of north facing lots has been maximised so that as many houses as possible have the best access to sunlight.

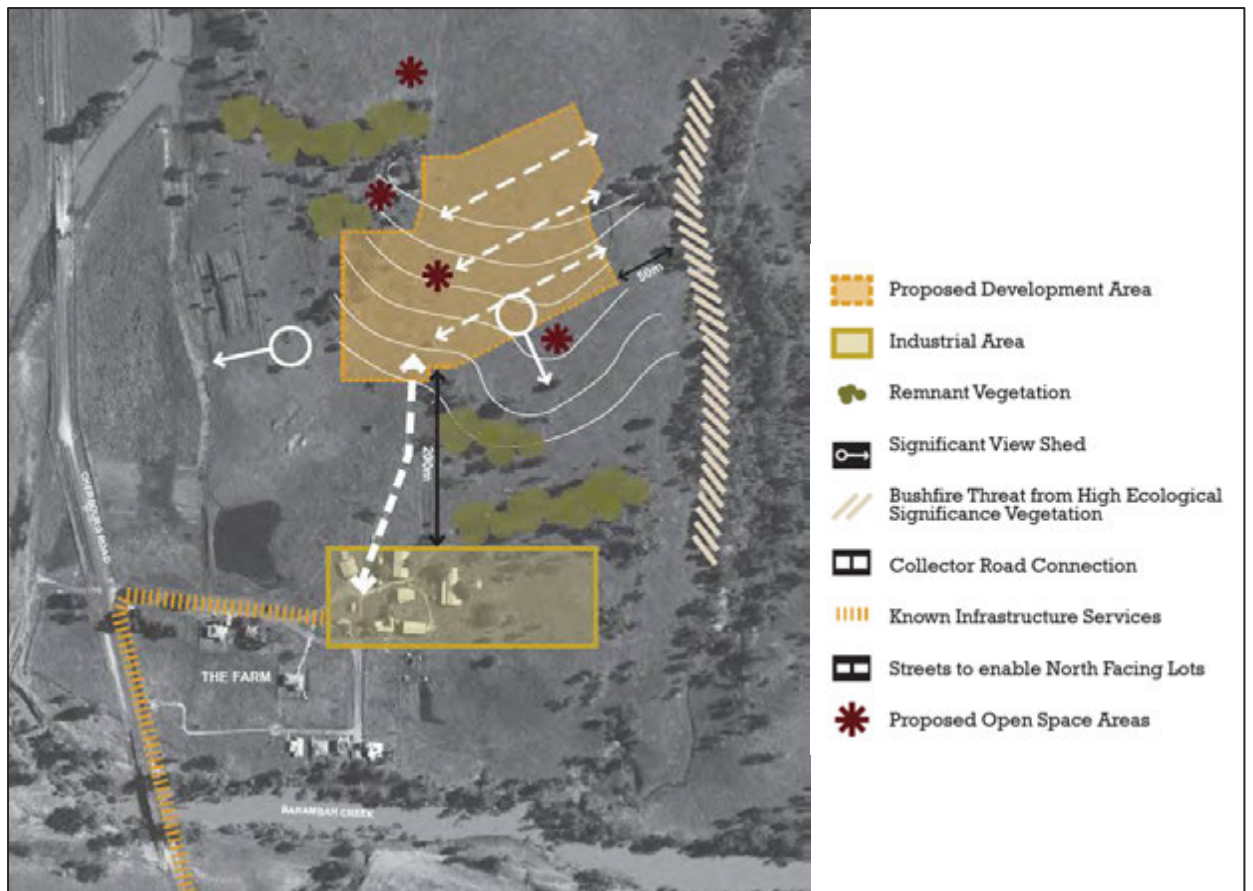
Technical Factors

- Road connection – a new collector road will be needed to connect new housing at The Farm to Cherbourg Road (through the industrial area).
- Town infrastructure – upgrades to water, sewer, telecommunications and electrical services will be needed before new housing is built at The Farm.

Cultural Factors

- Access to country and recreation spaces – open spaces that can be used by people of all age groups is important for the whole community. These spaces will need to be linked by direct walking routes.
- Cultural Areas – areas for cultural activities have been factored into the design of the concept plan. Areas where there is established vegetation are to be retained and for these purposes.
- Views – making the most of views to country has been incorporated into the concept design.

A plan showing the physical, technical and cultural factors that are important considerations at The Farm is shown on the following page.

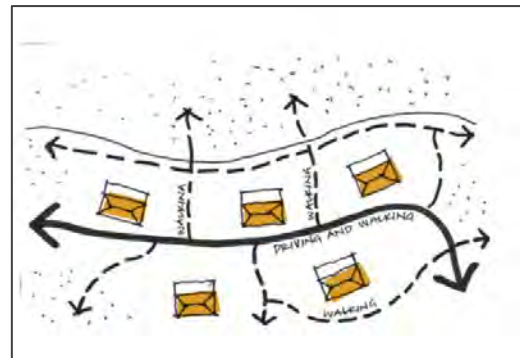


Concept Plan for Development at The Farm

What are the design principles?

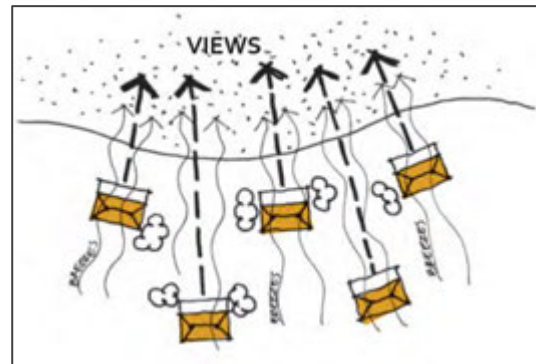
Connection to country

- (1) Orientation of lots allows for access to sunlight and breezes.
- (2) Physical and visual connection of houses the surrounding country is maximised.
- (3) Siting and design of houses to take advantage of the slope of the land and overland flow paths.



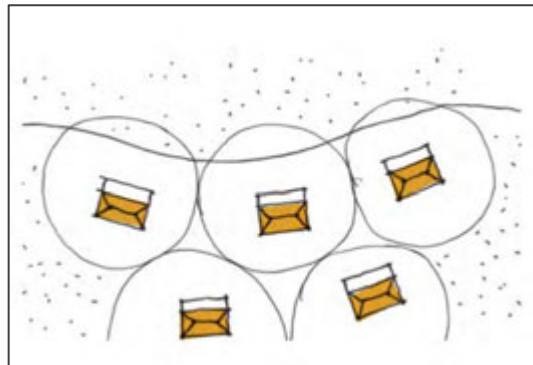
Connection to community

- (1) Keep the Cherbourg lifestyle with large regular blocks (800m²).
- (2) Provide one main entry for cars so residents can see who is coming and going.
- (3) Achieve a balance between community life and privacy.
- (4) Safe environments for young and old people to socialise and interact with one another.



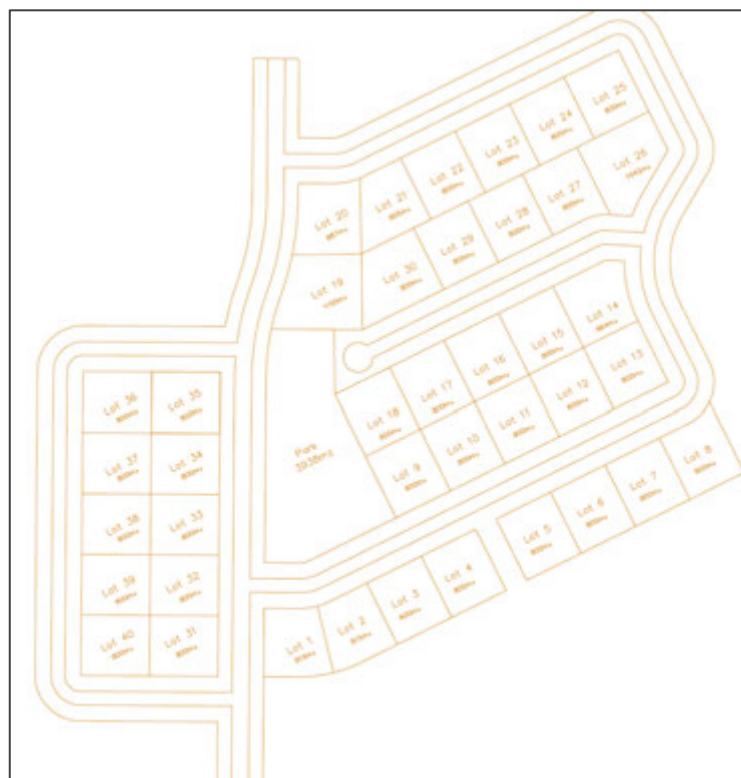
Layout and access

- (1) Create a connected neighbourhood with many walking paths to friends and family.
- (2) Scale and character of streets suits the community.
- (3) Appropriate hierarchy of roads to allow for important town services (such as garbage collection, emergency access).
- (4) Allow connections to additional housing in the future.
- (5) Management of runoff from roads and the surrounding landscape.
- (6) Stormwater is properly managed during clearing, earthworks, construction and use of the new sub-division.



What is the preferred concept plan for The Farm?

The preferred concept plan was prepared through meetings and discussions with Council members about a few different design options. The preferred concept plan is shown below.



END OF PLANNING SCHEME

Appendices



Appendix 1 Index and glossary of abbreviations and acronyms

Abbreviation/ acronym	Description
MCU	Material change of use as defined in the Act
ROL	Reconfiguring a lot as defined in the Act
the Act	<i>Planning Act 2016</i>
the Regulation	Planning Regulation 2017
the SP Act	<i>Sustainable Planning Act 2009</i> (repealed)
the SP Regulation	Sustainable Planning Regulation 2009 (repealed)

Appendix 2 Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
9 April 2015	1.1	Minor Amendment	<p>Updated to reflect QPP version 3.1 (June 2014).</p> <p>Updated to reflect the State Planning Policy (July 2014).</p> <p>Amendments made to the planning scheme and mapping.</p>
2 June 2017	V1.1	Alignment Amendment in accordance with Section 293 of the <i>Planning Act 2016</i> .	Amendments to align the planning scheme with the <i>Planning Act 2016</i>

