Mareeba
SHIRE COUNCIL

PLANNING SCHEME

July 2016

Citation and commencement

This planning scheme may be cited as Mareeba Shire Council Planning Scheme

A notice was published in the Government Gazette No. 42 on 24 June, 2016 for the planning scheme for the Mareeba Shire Council.

The commencement date for the planning scheme was 1 July, 2016.

Amendments to the planning scheme are included at Appendix 2.

Community statement

"Valuing our natural and cultural heritage the unique communities of Mareeba Shire work together to create a vibrant, sustainable, inclusive and prosperous shire"

Editor's note—The community statement is extrinsic material to the planning scheme.

Strategic vision

Mareeba Shire thrives as a vibrant and diverse community comprising a range of urban, semi-urban, natural and rural settings, which together provide a unique local and regional character. Mareeba Shire balances a range of competing interests in a manner that ensures the shire's ongoing economic prosperity, environmental health and community well-being. Development is also respectful of the shire's past, its unique character and its diverse people that truly define it as a place like no other, a place where quality of life and lifestyle is paramount.

Editor's note—The strategic vision is extrinsic material to the planning scheme.

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Part 1 About the planning scheme

1.1 Introduction

(1) The Mareeba Shire Council planning scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
(2) In seeking to achieve this purpose, the planning scheme sets out Mareeba Shire Council's intention for the future development in the planning scheme area, over the next ten years.
(3) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
(4) While the planning scheme has been prepared with a ten year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
(5) The planning scheme applies to the planning scheme area of Mareeba 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, e.g. strategic port land under the *Transport Infrastructure Act 1994*.

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 priority infrastructure plan
- (e) tables of assessment
- (f) the following zones:
  - (i) Centre zone
  - (ii) Community facilities zone
  - (iii) Conservation zone
  - (iv) Emerging community zone
  - (v) Industry zone
    - (A) General industry precinct
    - (B) Heavy industry precinct
    - (C) Trades and services precinct
  - (vi) Low density residential zone
  - (vii) Medium density residential zone
  - (viii) Recreation and open space zone
  - (ix) Rural zone
  - (x) Rural residential zone
    - (A) 4,000m^2 precinct
    - (B) 1 hectare precinct
    - (C) 2 hectare precinct
- (g) the following local plans:
  - (i) Kuranda local plan
    - (A) Village heart precinct
    - (B) Village frame precinct
    - (C) Green belt precinct
  - (ii) Mareeba local plan
    - (A) Town centre core precinct
    - (B) Town centre fringe precinct
    - (C) Mareeba Airport precinct
    - (D) Mareeba northern investigation precinct
    - (E) Mareeba north-eastern expansion precinct
    - (F) Mareeba south-eastern expansion precinct
    - (G) Mareeba south-western expansion precinct
    - (H) Stable precinct
    - (I) Industrial park precinct
    - (J) Noxious and hazardous industry precinct
- (h) the following overlays:
  - (i) Agricultural land overlay
  - (ii) Airport environs overlay
  - (iii) Bushfire hazard overlay
  - (iv) Environmental significance overlay
  - (v) Extractive resources overlay
  - (vi) Flood hazard overlay
  - (vii) Heritage overlay
  - (viii) Hill and slope overlay
  - (ix) Regional infrastructure corridors and substations overlay
  - (x) Scenic amenity overlay
  - (xi) Transport infrastructure overlay
- (i) the following development codes:
  - (i) Community residence code
  - (ii) Forestry for wood production code
  - (iii) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code
  - (iv) Commercial activities code

(v) Community activities code
(vi) Energy and infrastructure activities code
(vii) Industrial activities code
(viii) Residential activities code
(ix) Rural activities code
(x) Advertising devices code
(xi) Landscaping and open space code
(xii) Parking and access code
(xiii) Reconfiguring a lot code
(xiv) Works, services and infrastructure code

(j) there are no other plans;
(k) schedules and appendices.

(2) The following planning scheme policies support the planning scheme:
(a) Character Area Design Guideline
(b) Ecological Assessment Reports
(c) Extractive Industry
(d) FNQROC Regional Development Manual
(e) Geotechnical Reports
(f) Landscaping and Preferred Plant Species
(g) Local Heritage Places
(h) Structure Planning
(i) Footpath Paving

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 Act
  (b) the Sustainable Planning Regulation 2009 (the Regulation)
  (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 the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.

(2) In the event a term has been assigned a meaning in more than one of the instruments listed in 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.

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.
Footnote[1]—See example at bottom of page.

1.3.3 Punctuation

(1) A word followed by ';' or ', and' is considered to be 'and'

(2) A word followed by '; or' means either or both options can apply.

[1] Footnote—this is an example of a footnote.

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) exempt development

Editor's note—A development permit is not required for exempt development.

  (b) self-assessable development

Editor's note—A development permit is not required for self-assessable development.

  (c) development requiring compliance assessment

Editor's note—A compliance permit is required for development requiring compliance assessment.

  (d) assessable development

Editor's note—A development permit is required for assessable development.

  (e) prohibited development.

Editor's note—A development application or a request for compliance assessment cannot be made for prohibited development.

(2) The Act and Regulation prescribe levels of assessment for certain types of development.
(3) The planning scheme also states the level of assessment for certain types of development in the planning scheme area in Part 5.

1.5 Hierarchy of assessment criteria

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

1.6 Building work regulated under the planning scheme

(1) Section 78A of the Act states that a local planning instrument must not include provisions about building work to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*.

(2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

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

(3) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—The *Building Act 1975* permits planning schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). 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 3 of the Regulation to determine assessable development and the type of assessment.

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

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

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1.7 Local government administrative matters

1.7.1 Temporary Uses

Table 1.7.1 describes the limitations on Temporary uses.

Table 1.7.1 – Temporary use limitations

Column 1 Defined use	Column 2 Limitations on the scope of the activity	Column 3 Maximum period of the activity
Car wash	If— (a) limited to a manual car wash; (b) located in the Centre zone, Community facilities zone or Recreation and open space zone	1 day per week.
Community use	If located in the Centre zone, Community facilities zone or Recreation and open space zone	1 day per week.
Educational establishment	If located in the Centre zone, Community facilities zone or Recreation and open space zone	1 day per week.

Column 1 Defined use	Column 2 Limitations on the scope of the activity	Column 3 Maximum period of the activity
Food and drink outlet	If— (a) limited to a light refreshment booth; and (b) located on premises in the Centre zone, Community facilities zone or Recreation and open space zone; or (c) in conjunction with a Child care centre, Community use, Educational establishment or Place of worship; or (d) in conjunction with Indoor sport and recreation, Major sport, recreation and entertainment facility or Outdoor sport and recreation; or (e) in conjunction with Hardware and trade supplies that has a gross floor area in excess of 1,000m^2.	1 day per week.
Garden centre	If located in the Centre zone, Community facilities zone or Recreation and open space zone	12 days per calendar year.
Indoor sport and recreation	If located in the Centre zone, Community facilities zone or Recreation and open space zone	14 days per calendar year.
Major sport, recreation and entertainment facility	If— (a) located on premises in the Centre zone, Community facilities zone or Recreation and open space zone; (b) on land owned by Council or land where Council is trustee; (c) Council consent has been provided.	14 days per calendar year.
Market	If— (a) on land in the Centre zone, Community facilities zone or Recreation and open space zone; (b) on land owned by Council or land where Council is trustee; (c) Council consent has been provided.	1 day per week.
Nature-based tourism	If located in the Recreation and open space zone or Rural zone.	14 days per calendar year.
Outdoor sales	If located in the Centre zone, Community facilities zone or Recreation and open space zone	12 days per calendar year.
Outdoor sport and recreation	If located in the Centre zone, Community facilities zone or Recreation and open space zone	1 day per week.
Parking station	If located in the Centre zone, Community facilities zone or Recreation and open space zone	14 days per calendar year.
Place of worship	If located in the Centre zone, Community facilities zone or Recreation and open space zone	14 days per calendar year.
Rural workers' accommodation	If located in the Rural zone.	21 days per calendar year

Column 1 Defined use	Column 2 Limitations on the scope of the activity	Column 3 Maximum period of the activity
Tourist attraction	If— (a) on land in the Centre zone, Community facilities zone or Recreation and open space zone; (b) on land owned by Council or land where Council is trustee; (c) Council consent has been provided.	14 days per calendar year.
Wholesale nursery	If located in the Centre zone, Community facilities zone or Recreation and open space zone	14 days per calendar year.

1.7.2 Commonwealth Government owned Land

Land owned by the Commonwealth Government is managed and operated under Commonwealth legislation and policies and this land is not subject to Queensland planning legislation.

The provisions of this Planning Scheme do not apply to Commonwealth land including Department of Defence land. Strategic Framework maps, overlay maps and zones shown in this Planning Scheme over Commonwealth land are indicative only. Department of Defence sites in the Mareeba Shire local government area are:

(a) Mareeba AIRTC Depot - Abbott Street.

1.7.3 Local Heritage Register

Mareeba Shire Council qualified for an exemption from a Local Heritage Register under the *Queensland Heritage Act 1992* (QHA). Council was awarded this exemption on the basis of the existing Planning Scheme's existing Heritage overlays/listings.

Council has adopted a Heritage overlay accompanied by Planning Scheme Policy 7 - Local Heritage Places. All Local heritage places are identified as 'Local heritage areas' on the **Heritage overlay maps (OM-007a-f)** and are identified within Planning Scheme Policy 7.

Schedule 7 includes site descriptions, statements of significance, local history and physical descriptions of the nominated "Local Heritage Places" (as identified in the Planning Scheme Policy 7 - Local Heritage Places) in accordance with the *Queensland Heritage Act 1992* (QHA) requirements for a Local Heritage Register.

1.7.4 Dual occupancy

Dual occupancy development is not exempt within this planning scheme. Tablelands Regional Council resolved to not apply Schedule 4, Table 2 Item 2 of the *Sustainable Act 2009*, to the development class 1 (a) (ii) building comprising not more than 2 attached dwellings (dual occupancies) within the MSC area. (Resolution date 7 April 2010).

Part 2 State planning provisions

2.1 State planning policy

The minister has identified that the state planning policy is integrated in the planning scheme in the following ways:

Aspects of the state planning policy appropriately integrated

(1) Liveable communities and housing
  (a) Liveable communities
  (b) Housing supply and diversity
(2) Economic growth
  (a) Agriculture
  (b) Development and construction
  (c) Mining and extractive industries
  (d) Tourism
(3) Environment and heritage
  (a) Biodiversity
  (b) Cultural heritage
  (c) Water quality
(4) Hazards and safety
  (a) Emissions and hazardous activities
  (b) Natural hazards (flood, bushfire and landslide)
(5) Infrastructure
  (a) Energy and water supply
  (b) State transport infrastructure
  (c) Strategic airports and aviation facilities

Aspects of the state planning policy not integrated

Nil

Aspects of the state planning policy not relevant to Mareeba Shire Council

(1) Environment and heritage
  (a) Coastal environment
(2) Hazards and safety
  (a) Natural hazards (coastal hazards)
(3) Infrastructure
  (a) Strategic ports

2.2 Regional plan

The minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area.

2.3 Referral agency delegations

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

Table 2.3.1—Delegated referral agency jurisdictions

Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction
Intentionally left blank		

Editor's note—For the above listed referral agency delegations the applicant is not required to refer the application to 'the entity' listed under Schedule 7 of the Regulation because the local government will undertake this assessment role.

2.4 Standard planning scheme provisions

The minister has identified that the Queensland Planning Provisions version 4.0 dated 8 January 2016 are appropriately reflected in the planning scheme.

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

Part 3 Strategic framework

3.1 Preliminary

(1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs 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) Settlement pattern and built environment;
        (ii) Natural resources and natural environment;
        (iii) Community identity and diversity;
        (iv) Transport and infrastructure; and
        (v) Economic development.
    (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.

Note: Terms identified in *italicised text* in the Strategic Framework are items which are shown in the mapping included in Schedule 2—Mapping.

Editor's note: The term *Activity centre* in this document refers to the "FNQ regional activity centres network Description" as referenced in the Far North Queensland Regional Plan 2009-2031.

3.2 Strategic intent

3.2.1 Setting the scene

The Mareeba Shire's history and landscape includes a rich and robust Aboriginal heritage. The Shire includes the traditional lands of the Bar Barrum, Djabugay, Kuku Djungan, Muluridji, Wakaman and Western Yalanji peoples. In fact, the word *Mareeba* is a word used to describe where the waters meet, referring to the Barron River being joined by Granite Creek, in the local Aboriginal dialect.

The Muluridji people were a prominent group that occupied the Mareeba area as their traditional lands. The Muluridji people led a hunter-gatherer existence living off the lands, which extended from the Mitchell River to Mount Carbine, east to Rumula, south to Mareeba and west to Woodville. The main area of occupation for the Muluridji people was in the drier country west of the main rainforest between Biboohra and Mount Molloy. The land was rich and fertile attracting early European explorers, and later, settlers. In times that would follow, the history of the Muluridji people as well as other local Aboriginal peoples became entwined with those of the settlers growing together and apart.

As an example of the entwined history of Aboriginal people and new settlers, the Mona Mona mission was established by the Seventh Day Adventists in 1913, when 4,000 acres near Kuranda were gazetted as an Aboriginal Reserve for the Aboriginal inhabitants of Kuranda and the surrounding area. The mission was closed in 1962 under the belief that the area would be flooded to create a new dam, which was never built.

The history of Mareeba Shire, as an emerged local government area stretches back to as early as 1874, when James Mulligan commenced prospecting the Walsh River area. A year later Mulligan, after whom Mount Mulligan is named, discovered gold deposits around the Hodgkinson River, within what became the Hodgkinson minerals area. In 1876, Thornborough and Kingsborough, the two major settlements in the mining area, were formed.

Development of the area’s mining activities continued into the early 1880s, with abundant deposits of tin and copper also discovered by Gibbs, Thompson, McDonald and Molloy. Numerous smelters were established around the area in Irvinebank (previously Gibbs Creek), Chillagoe, Montalbion, Stannary Hills (previously Eureka), Rifle Creek and Mount Molloy. Mineral activities in the shire area slowed after 1910 due to a variety of factors, however many towns survived on new industries. Mount Molloy developed a new economy based on foresting and dairying, which led to the establishment of a sawmill and small butter factory by the 1920s.

Development of Mareeba Shire’s strong agricultural sector was also commencing in the 1880s and 1890s, with William Atherton forming a pastoral station on Chillagoe Creek in 1887, to supply meat to the mining operations. John Atherton, William’s father was a prominent pioneer within the broader region from the 1870s to 1890s and is acknowledged as the founder of Mareeba township. A key driver in the development of Mareeba Shire during this period was the construction of the Tablelands Railway between 1887 and 1916, which reached the town of Mareeba in 1893. The railway provided a pivotal connection between the coastal port of Cairns and mining and agricultural activities within the Shire. It also led to the establishment of the town of Kuranda in 1888, in anticipation of the completion of the railway.

While the construction of a railway to the shire was approved by the State Government, an associated proposal for electrolytic processing at Barron Falls was denied in 1900. This led to the construction of a number of private railways to enable coal to be supplied to local mining operations, including a tramway to Stannary Hills from the Mareeba-Chillagoe railway line, which was completed in 1902, and a railway line to Etheridge copper and gold deposits. Five years later, the Stannary Hills tramway was extended to Irvinebank.
The growing of tobacco in the area commenced in 1930 and quickly expanded, with tobacco grower cooperatives established in Dimbulah and Mareeba in 1935 and 1937 respectively. Coffee was also grown in Kuranda for a brief period, until severe frosts in the early 1900s wiped out the harvest. Agricultural production continued during the Second World War, due to the stationing of armed services personnel in the Mareeba Shire area and the transporting of livestock by rail to the Mareeba saleyards. Agricultural industries continued to grow after this time, with operations around Mareeba and Dimbulah supported by the construction of the Tinaroo Dam in the now Tablelands Region in 1958.

The late 1960s saw the growth of Kuranda as a key alternative lifestyle location, attracting musicians, artists and other creative individuals, ultimately contributing to the unique architecture and atmosphere of Kuranda.

The emergent and sustaining mining and agricultural sectors saw numerous changes to divisional and shire boundaries over the years, with Walsh, Barron and Chillagoe shires formed only to be later disbanded due to the growth of Mareeba as a town centre. Mareeba Shire was officially formed in 1947. At this time the new shire was estimated to have a population of 6,262 people. Mareeba Shire was briefly later amalgamated with Atherton, Herberton and Eacham Shires, to form Tablelands Regional Council in 2008. However, after only a few years Mareeba Shire Council subsequently de-amalgamated in 2014, with the balance area retaining its Tablelands Regional Council name.

The end of the 20th century saw Mareeba Shire's tourism sector grow significantly, particularly around Kuranda (the "Village in the Rainforest"), with the ongoing development of the Kuranda Tourist Railway and the opening of the Cairns to Kuranda Skyrail in 1995. This period also saw the decline of the tobacco growing sector, due to broader trends, with the industry eventually ceasing in 2004.

Today, Mareeba Shire is dependent on a range of agricultural activities including the growing of coffee, sugar cane, tropical fruit, vegetables and nuts. Forestry, mining of gold and marble also contribute to the local economy. The tourism sector is another contributor to the local economy, providing depth and diversity to the economic fabric of the shire. Kuranda, Gateway to the Atherton Tablelands, is a key tourism location, underpinned by a strong creative economy.

> ***Did you know?***
> *Kuranda has almost four times the State average of professional people identifying as "Arts Professionals", and attracts over 1 million visitors per year, making it the most visited destination in Far North Queensland.*

The current resident population is estimated at 20,826 people distributed across the shire. This population is largely concentrated in urban areas, particularly Mareeba, which has an estimated population of 7,816 people.

Largely a result of the European explorers and Aboriginal heritage, Mareeba Shire is culturally diverse with 12.2 percent (compared to 9.8 percent in Queensland) speaking a language other than English at home. 13.4 percent of the population identifying as Indigenous (compared to 3.6 percent in Queensland) and there are now 17 registered Native Title determinations and three Indigenous Land Use Agreements (ILUAs) in the Mareeba Shire area.

Mareeba Shire has experienced a significant amount of change over its 142 year history and this is anticipated to continue as the Shire strengthens current activities and captures growth in new industries. Proximity to, and close ties with the regional City of Cairns will also contribute to residential growth. The population of the shire is estimated to increase to 25,304 by 2026 and 28,623 by 2036, equating to population increases of approximately 21.5 percent by 2026 and 37.4 percent by 2036. Considered planning is required to ensure projected growth within the shire is appropriately managed and located.

3.2.2 The way forward: Mareeba Shire in 2031

Mareeba Shire thrives as a vibrant and diverse community comprising a range of urban, semi-urban, natural and rural settings, which together provide a unique local and regional character. Urban settlements have a distinct small town feel through features including prominent, wide main streets, character streetscapes and buildings that capture the evolution of Mareeba Shire. This existing character is maintained, promoted and enhanced by development in the shire, including sensitive redevelopment of *activity centres*.

Mareeba continues to form the prominent regional centre for the shire, being designated as a *major regional activity centre*, and thrives through intensified land uses and services which promote and support ongoing economic activity throughout the shire. The Shire's proximity to the regional City of Cairns facilitates residential growth of those that work outside the Shire, either in Cairns, fly-in fly-out or internationally.

Kuranda, Mareeba Shire's 'Village in the Rainforest' capitalises on its proximity to Cairns and continues to attract visitors in its own right as the gateway to Mareeba and the Tablelands. Tourism continues to strengthen for the savannah areas of the Shire, especially at Chillagoe and the Wheelbarrow Way, further solidifying Mareeba Shire's place on the tourism trail of Far North Queensland by capitalising on its unique hinterland tourism culture and array of small and large scale tourist experiences.

The shire is a living museum that is rich in historic and culturally significant places that signify the evolution of the Shire. Culturally significant places are protected and enhanced in contribution to the lifestyle offering of the shire and the tourist experience.

Mareeba Shire continues to foster the development of a range of economic activity including primary industries, tourism, renewable energy, mining and resource activity, regionally significant industry, education and research, cultural and arts activities. New and expanding industries contribute to the ongoing prosperity of Mareeba Shire, through economic diversification and increases in activity of regional, national and international significance. Mareeba airport continues to expand as a regional hub for aviation services, and its broader contribution to economic activity and employment is recognised and maintained.

Mareeba Shire provides a diverse collection of landscape settings within the *rural areas*, from productive agricultural land to internationally significant rainforests, open grazing country to dry savannah. These *rural areas* continue to contribute to the shire's unique character through their preservation and enhancement.

Agriculture strengthens the character and identity of the area and is recognised for its contribution to the local economy, food security and stewardship of the land for future generations. The sustainable use of the regions vast natural resources, including but not limited to agricultural land and extractive resources, is acknowledged as providing one of the pillars for the economic prosperity of the Mareeba Shire. Value add rural activities capitalise on synergies with the tourism industry and further strengthen high quality paddock to plate enterprise within the shire and extending to Cairns and boutique markets in other Australian and international cities.

Conservation areas and areas of ecological significance are maintained to support the ecological sustainability of the shire. Greater appreciation for both *rural areas* and *conservation areas* is recognised through sensitive increases in activity that respect the significance of the natural environment. Activities may include rural activities, environmental education and research and nature and rural based tourism. Environmental and active transport linkages further promote the appreciation of the diversity and significance of the *rural areas* of Mareeba Shire.

Mareeba Shire's residents and visitors are supported by a range of services and infrastructure, providing for improved liveability, and community health and increased levels of social interaction. The community and settlement pattern is resilient in the face of bushfires, cyclones, flooding, landslides and other related weather events. New development incorporates appropriate mitigation measures to reduce the associated increased risks and severity forecast from climate change.

Physical infrastructure networks are provided commensurate with the needs of *activity centres* and key destinations, as part of a coordinated effort to unite the people of Mareeba shire. C*entre areas* provide a source of eclectic activity which enhances the appeal and character of Mareeba Shire as a living community and quality tourist destination.

Ultimately, Mareeba Shire balances a range of competing interests in a manner that ensures the shire's ongoing economic prosperity, self-sufficiency, environmental health, sustainability and community well-being. Development is also respectful of the shire's past, its unique character and its diverse people that truly define it as a place like no other, a place where quality of life and lifestyle is paramount.

3.3 Settlement pattern and built environment

3.3.1 Strategic outcomes

(1) Mareeba Shire is intended to support a widely dispersed population in a variety of settings, including rural towns, small rural settlements, villages, rural residential areas, cropping lands, grazing lands and broad-hectare grazing properties. Future development maintains this settlement pattern and the distinct character that it provides to the shire. The settlement pattern also ensures the continuing viability of the shire's rural economy, particularly through the provision of high quality services.

(2) Mareeba Shire is supported by a network of compact, *activity centres* of varying scales. These *activity centres* form the primary focus for population growth. Each *activity centre* will maintain its individual character while growing to support and service the local economies of its catchments. The level of service provision within each *activity centre* is consistent with its role and function within the defined activity centre hierarchy. Growth is managed to ensure a high level of centre amenity and streetscape character is maintained, thus fostering vibrant, lively hubs of social interaction, trade and exchange.

(3) *Residential areas* and *urban expansion areas* support strategically located and logically sequenced residential development, maximising the efficient utilisation of new and existing infrastructure, particularly active and public transport. Residential development, including infill housing in designated areas, is focussed in Mareeba and the Kuranda district. A diversity of housing choices is developed within proximity to services and *activity centres* while protecting the character of the shire.

Housing for aged persons, both for independent and assisted living, is provided to support the aging population of the shire. Aged care development is provided in suitable locations in the *residential areas* and *urban expansion areas* of the shire.

(4) *Rural residential areas* are intended to support rural residential development of varying densities, to prevent further fragmentation and alienation of *rural areas, conservation areas* and *biodiversity areas* within the regional landscape. *Rural residential areas* predominantly maintain the current density of development, with infill subdivision of *rural residential areas* generally limited to identified areas where consistent with the desired character and where adequate services and infrastructure are available or can be adequately and cost-effectively provided.

(5) Primary industries in *Rural areas* are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity. The valued, relaxed rural lifestyle, character and scenic qualities of the *rural area* are preserved and enhanced. The *rural area* is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. *Rural areas* protect the shire's *agricultural area* and ensure food security. *Other rural areas* predominantly remain agricultural grazing properties.

(6) *Industry areas* support the industrial development in the shire and are protected from encroachment by incompatible or sensitive uses. The Mareeba *major industry area* is the predominant supply of industrial land which will cater for high impact industry and major industrial developments into the future. Smaller *industry areas* are strategically located across the shire to service local needs.

(7) The built environment is ecologically sustainable, achieving energy and resource efficiency and favouring architecture that is sensitive to local character. Development reflects sustainable tropical design principles, is climate responsive and preserves natural features.

(8) Risks to infrastructure, buildings and the community posed by bushfires, cyclones, flooding, landslides and other extreme events are minimised. Development is considerate of the potential increased incidence of these hazards induced by climate change.

3.3.2 Element—Activity centres network

3.3.2.1 Specific outcomes

(1) The scale of development in *activity centres* is consistent with their role and function within the defined hierarchy of *activity centres*, which consists of a *major regional activity centre,* a *village activity centre, rural activity centres and rural villages*.

(2) Centre activities are focussed in *major regional activity centres*, particularly development which draws on a wide catchment. Other *activity centres* promote local self-containment by facilitating a diverse range of services in support of local catchments and communities.

(3) Other than small scale *industry areas*, commercial activities will not occur outside *centre areas* unless there is an overriding need in the public interest, there are no alternative sites in *centre areas*, there is no adverse impact on *centre areas* or the area surrounding the development and the site is readily accessible by a range of transport modes.

(4) Ribbon or strip commercial activities along *state controlled roads* and *local collector roads* is generally avoided outside of the *centre areas* where possible.

(5) *Centre areas* provide vibrant settings for community activity, social interaction and trade. Each centre retains its individual character.

(6) *Centre areas* provide high quality and attractive streetscapes, active shopfronts, comfortable pedestrian environments and spaces for social interaction.

3.3.3 Element—Major regional activity centre

3.3.3.1 Specific outcomes

(1) The role and function of Mareeba as the *major regional activity centre* for services in Mareeba Shire is strengthened. Mareeba is to accommodate the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire.

(2) Development within Mareeba over time enhances the Shire's self-sufficiency in terms of services offered, business and employment opportunities.

(3) Mareeba is characterised by a relative lack of development constraints, and is supported by an expanding major industry area and Mareeba Airport. Mareeba has significant residential, industrial and commercial growth potential.

(4) The centre area of Mareeba continues to be focussed on the core area around Byrnes Street (between Rankin and Lloyd Streets), with significant expansion of centre activities within underutilised sites within the Byrnes Street core, in Walsh Street and south along Byrnes Street. New development will improve the streetscape of the town centre including streetscape improvement.

(5) Regional scale services and employment are provided in Mareeba, including:
- (a) primary, secondary and tertiary educational establishments;
- (b) major supermarkets and large format retailers;
- (c) factory outlets and warehouses;
- (d) government administration;
- (e) hospitals and social services;
- (f) major recreation and health and fitness facilities.

3.3.4 Element—Village activity centre

3.3.4.1 Specific outcomes

(1) Kuranda, as the *village activity centre* for Mareeba Shire, accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities.

(2) The Kuranda Village continues as a premier tourist destination of Far North Queensland as the 'Village in the Rainforest', supported by a growing arts economy. Its positioning and access to the Cairns tourism base (including international and domestic airports) will continue to support a significant local tourist economy, as well as making it a lifestyle destination for new residents.

(3) Kuranda's *centre area* retains and enhances its village character and rainforested entrance and surrounds which make it an attractive place to live and visit.

(4) Growth is focused within the broader Kuranda district. Further residential development in the Myola corridor is not supported within the life of the planning scheme.

3.3.5 Element—Rural activity centres

3.3.5.1 Specific outcomes

(1) Chillagoe and Dimbulah are the Rural activity centres within Mareeba Shire and continue to provide a level of commercial and community services to their rural catchments. Further development of emerging lower intensity activities is commensurate with the scale and amenity of the relevant local catchment, and includes support to primary industries, mining activities and tourism uses.

(2) Rural industries, workers accommodation and mining infrastructure are accommodated in suitable locations. Any expansion of mining activity in the shire is anticipated to result in positive increases to population. Social, economic and environmental change within affected settlements is to be managed to ensure the long term sustainability of these settlements is protected.

(3) The *rural activity centres* of Mareeba Shire maintain their relaxed, low density, small town character and lifestyle. Infill development will maintain larger lot sizes than other *activity centres* in the shire in order to retain the rural character and expected levels of amenity. Lower residential densities are also enforced due to a lack of sewerage infrastructure.

(4) Chillagoe supports significant tourist activity and visitor numbers in addition to servicing its local community.

3.3.6 Element—Rural villages

3.3.6.1 Specific outcomes

(1) Biboohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah are *rural villages*, that have limited centre activities and other non-residential activities. Some *rural villages* include small clusters of activity in which limited, small-scale development may occur. Any growth within *rural villages* is limited and is proportionate to their current scale.

3.3.7 Element—Residential areas and development

3.3.7.1 Specific outcomes

(1) Residential development, including Multiple dwellings and Dual occupancy, are sensitively integrated into the existing character of residential streets, predominantly in *residential areas* adjoining the *centre areas* of Mareeba and Kuranda. Infill development accounts for 20 percent of new dwellings constructed in Mareeba by 2031.

(2) Population growth is focused on infill sites within existing residential areas and greenfield developments in residential areas and urban expansion areas to the east and south of Mareeba. An investigation area to the north of Mareeba will be considered for potential urban growth outside the life of the planning scheme.

(3) Residential expansion occurs in *residential areas* immediately adjacent to established *activity centres* and is logically sequenced to ensure efficient servicing by existing physical infrastructure networks.

(4) *Residential areas* contain predominantly low density residential development and are characterised by traditional detached housing and Dual occupancy development.

(5) A range of mixed housing, affordable housing and social housing is provided in response to the diverse and changing demography of Mareeba Shire. This development is located in *residential areas* in a manner consistent with the character and amenity of the shire's *activity centres*.

(6) Residential subdivision design and greenfield development considers and respects:
- (a) topography;
- (b) climate responsive design and solar orientation;
- (c) efficient traffic flows and connectivity;
- (d) pedestrian and cycle movement;
- (e) efficient and sustainable infrastructure provision;
- (f) environmental values;
- (g) parkland and open space links;
- (h) mixed lot sizes and dwelling types;
- (i) water sensitive urban design;
- (j) good quality agricultural land;
- (k) the character and scale of surrounding development.

3.3.8 Element—Urban expansion and investigation areas

3.3.8.1 Specific outcomes

(1) *Urban expansion areas* and *investigation areas* are anticipated to provide for development beyond the life of the planning scheme and are preserved for this purpose, with interim development not compromising future residential development.

(2) Well-serviced and designed greenfield residential development occurs in *urban expansion areas* of Mareeba and Kuranda only where it is planned, logically sequenced and can be efficiently serviced.

(3) *Urban expansion areas* in Mareeba provide a range of housing options and aim for density targets of twelve dwellings per hectare by 2031.

(4) Local centre development may occur within *urban expansion areas* in Mareeba to provide for everyday community needs within a walkable catchment.

3.3.8.2 Land use strategies

(1) *Investigation areas* are to be investigated to accommodate future development beyond the life of the planning scheme. *Investigation areas* are not to be developed unless there is an insufficient supply of land for the purpose intended to be developed. The purpose of development in an *investigation area* should promote a logical land use pattern, having regard to nearby land use and the established hierarchy of *activity centres*. In the instance that new or expanded areas are investigated, these are to be supported by detailed land use investigations that must demonstrate:
- (a) need for land for the proposed land use;
- (b) mitigation or avoidance of impacts on sensitive receiving environments;
- (c) where involving good quality agricultural land:
  - (i) there is no alternative land available that is not good quality agricultural land; and
  - (ii) the need for future development represents a public benefit.
- (d) suitable mitigation or offset arrangements in respect to impacts on areas of high ecological significance
- (e) consistency with the Strategic Framework.
- (f) consistency with State and Regional Planning requirements.

3.3.9 Element—Aged care and retirement areas

3.3.9.1 Specific outcomes

(1) Appropriately designed and serviced aged accommodation, including residential care and retirement facilities, which take into account the support services required as people become less independent, are developed throughout Mareeba Shire's *residential areas* and *urban expansion areas*.

(2) Small scale, low cost aged accommodation close to the CBD and health services catering for independent living are encouraged to cater to Mareeba's ageing population.

3.3.10 Element—Rural residential areas

3.3.10.1 Specific outcomes

(1) Rural residential development is consolidated within *rural residential areas* where it will not result in the fragmentation or loss of *agricultural areas* or *biodiversity areas*.

(2) Infill development within *rural residential areas* occurs only where appropriate levels of infrastructure are available and provided, the existing rural living character can be maintained and an *activity centre* is proximate.

(3) No further subdivision of greater than anticipated density occurs within *rural residential areas* that are not proximate to an *activity centre* and its attending physical and social infrastructure.

(4) *Rural residential areas* across Mareeba Shire are characterised by a range of lot sizes, consistent with the form of historical subdivision in the vicinity of proposed development.

(5) Limited agricultural and animal husbandry activities may occur in *rural residential areas* where the offsite impacts of the activity are mitigated in protection of the amenity expectation of the *rural residential areas*.

(6) Small scale non-residential and tourism uses which do not impact on character and amenity are facilitated in *rural residential areas*.

3.3.11 Element—Rural areas

3.3.11.1 Specific outcomes

(1) *Rural areas* include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.

(2) Land in *rural areas* is maintained in economically viable lot sizes, ensuring that regional landscape and rural production values are not compromised by fragmentation, alienation or incompatible land uses.

(3) Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the *rural area* in a way which:
- (a) does not impede or conflict with agricultural activities and production; and
- (b) does not compromise rural character and scenic qualities; and
- (c) does not adversely impact on ecological and biodiversity values.

(4) *Other rural areas* will be largely maintained in their current configuration, only being subdivided where viable holdings are achieved and the infrastructure base of rural operations including workers accommodation, airstrips and farm infrastructure is provided.

(5) Rural lifestyle, tourism, outdoor recreation, horticultural activities and natural bushland uses may be considered in *other rural areas* where appropriately located, serviced and otherwise consistent with the Strategic Framework.

(6) *Agricultural areas* will be retained in viable holdings and not fragmented or compromised by unsuitable development. Uses and development within this precinct will not cause land use conflicts with primary production or will ensure these conflicts are mitigated.

(7) *Rural areas* preserve lands for future uses beyond the life of the planning scheme.

(8) Historical townships located in *rural areas* are generally cadastral anomalies. Historical townships are generally below current infrastructure standards in respect to roads, stormwater drainage, water and sewerage infrastructure and are not intended to be developed or further subdivided. Historical townships are not always named, and include:
- (a) Almaden
- (b) Calcifer
- (c) Kingsborough
- (d) Koorboora
- (e) Montalbion
- (f) Mt Mulligan
- (g) Northcote
- (h) Petford
- (i) Stannary Hills
- (j) Thornborough
- (k) Watsonville

3.3.12 Element—Industry areas

3.3.12.1 Specific outcomes

(1) The Mareeba *major industry area* will develop as a regional industrial hub, servicing Mareeba Shire and beyond. The role of Mareeba as an industrial and service node is strengthened by the allocation of suitable and adequately serviced land for all types of industry, from low impact to high impact and special industries including industries that generate trade waste e.g. fruit and vegetable processing, small scale meat processing, saw mills and chemical manufacturers.

(2) Mareeba provides a strategic alternative and secure location to limited supplies of industrial land in Cairns, and potentially expands as a base for increased agricultural, cattle and mining activities, and for servicing Gulf Savannah and Cape York communities.

(3) Regional scale, large industrial facilities and high impact industries are primarily located within the Mareeba *major industry area*. Chillagoe *industry area* may accommodate high impact industry associated with mining where mitigation of impacts on the amenity of residential areas is undertaken in accordance with best practice.

(4) The *industry areas* of Dimbulah and Mt Molloy accommodate light to medium impact industry and trades and services which service their local catchments.

(5) *Industry areas* in select *rural activity centres and rural villages* support the local economy with light industry and trades. Where no *industry area* is supplied in *rural activity centres and rural villages*, some low impact industrial uses may be permitted in *centre areas* and *residential areas* where it is demonstrated that impacts on surrounding land uses can be appropriately managed.

(6) The location of industry activities avoids or is appropriately separated from sensitive land uses to protect the health, wellbeing, amenity and safety of the community from the impacts of air, noise and odour emissions, and hazardous materials.

(7) Sensitive urban land uses such as residential development or community facilities do not encroach upon or establish within *industry areas*.

3.3.13 Element—Sustainable design

3.3.13.1 Specific outcomes

(1) Development integrates the principles and practices of sustainable urban design in streetscapes and public areas, providing attractive and comfortable environments for pedestrians.

(2) Buildings are designed with appropriate orientation and siting, passive climate control and incorporate energy and water saving technologies.

(3) Development reflects the tropical character of the shire to promote outdoor living.

3.3.14 Element—Natural hazard mitigation

3.3.14.1 Specific outcomes

(1) The risk of loss of life and property associated with bushfires, cyclones, flooding, landslides and other weather related events are minimised through the appropriate use of land having regard to its level of susceptibility to the hazard or potential hazard.

(2) Development in an area subject to a natural hazard incorporates appropriate siting and design measures that mitigate risks to infrastructure, buildings and the community.

(3) Development considers the potential for increased occurrence of natural hazards as a result of climate change, including greater frequency of extreme weather events and increased rainfall intensities.

(4) Development incorporates emergency response measures to ensure the impacts of natural hazards can be minimised.

3.3.15 Element—Indigenous communities

3.3.15.1 Specific outcomes

(1) Quality housing and infrastructure is provided in the *Aboriginal Communities* of Oak Forest, Kowrowa, Mantaka, Koah and Mona Mona and their expansion is anticipated and catered for.

(2) The aspirations of Indigenous communities to return to their traditional country, facilitated through the development of interpretive tourism and rural based economic development, are realised in appropriate locations.

3.4 Natural resources and environment

3.4.1 Strategic outcomes

(1) Mareeba Shire's outstanding natural environment, ecological processes and biodiversity values, including those within *conservation areas* and *biodiversity areas*, are conserved, enhanced and restored. Minimal loss of native vegetation is achieved in the shire through limited clearing of *biodiversity areas*, strategically located rehabilitation areas and the replanting of native vegetation. The impacts of pests and weeds on the natural environment is minimised and managed.

(2) Natural corridors through the landscape, including *ecological corridors*, and natural areas which provide linkages between areas of significant biodiversity and habitat value are protected and enhanced. Opportunities are realised to connect habitat fragments across the regional landscape through strategic rehabilitation and protection of potential habitat connection corridors, such as *habitat linkages*. The resilience of natural systems and wildlife to respond to climate change is strengthened by providing maximum connectivity across a range of habitats, allowing species to migrate and retreat.

(3) The physical condition, ecological health, environmental values and water quality of surface water and groundwater systems, including but not limited to *major waterbodies* and *major watercourses*, is protected, monitored and improved. The impacts of Mareeba Shire's water quality, wetland and riparian health on the Great Barrier Reef and the Gulf of Carpentaria are recognised through integrating sustainable catchment management practices into land use planning. Riparian areas and areas surrounding ecologically significant wetlands will be enhanced as part of new development.

(4) The shire secures a safe, reliable and adequate water supply, which is efficiently used and appropriately managed to ensure social, economic and environmental sustainability. Important strategic sources of water, including the Barron Basin, contingent water supplies and underground aquifers are recognised for their role in supporting the shire's community, primary industries and economic base. Their social, economic and environmental function is not compromised by land uses and development.

(5) The air and acoustic environment of Mareeba Shire is managed to ensure its maintenance or improvement. Development maintains or enhances the health and well-being of the community and the natural environment.

(6) Risks to health and safety caused by contaminated land are managed, including through the remediation of contaminated sites and the careful management of unexploded ordinances.

3.4.2 Element—Conservation areas

3.4.2.1 Specific outcomes

(1) The ecological values and processes of *conservation areas,* including World Heritage Areas, are recognised and protected from development which is incompatible with these values.

(2) *Conservation areas* include areas of high scenic amenity value and are protected from development which compromises these scenic values.

(3) Development within *conservation areas* will be limited to:
- (a) visitor facilities designed to facilitate nature appreciation and blend with the natural environment;
- (b) facilities for ecological research;
- (c) small-scale maintenance buildings and depots associated with the management of natural values;
- (d) essential infrastructure corridors;
- (e) uses in accordance with a relevant Indigenous Land Use Agreement (ILUA).

(4) New development adjacent to *conservation areas* will:
- (a) be compatible with natural values; and
- (b) sensitively located and setback from *conservation areas*; and
- (c) ensure no irreparable disturbances to the areas of ecological significance; and
- (d) mitigate the cumulative impacts of development; and
- (e) ensures contaminants do not impact *conservation areas*.

3.4.3 Element—Pest and weed management

3.4.3.1 Specific outcomes

(1) Development within, adjoining or surrounding *conservation areas*, *biodiversity areas*, wetlands or watercourses avoids the incursion of weeds and pests through best practice management practices, sensitive design, landscaping and appropriate setback and buffer distances.

(2) Wildlife predation from domestic animals in *biodiversity areas* is avoided by restricting cats and dogs, providing sufficient fencing or other appropriate mitigation measures.

(3) Plants used for landscaping and street trees are ideally native species, appropriate for the purpose and the local environment, and do not introduce invasive or exotic plants into the shire.

(4) Operational works ensure appropriate management practices are adopted to minimise the spread of weed species.

3.4.4 Element—Biodiversity areas

3.4.4.1 Specific outcomes

(1) Development avoids adverse impacts on the ecological values of *biodiversity areas* and where avoidance is not possible the adverse impacts are minimised and, for an area of high ecological significance, no net loss in biodiversity values is achieved.

(2) Development on lots containing *biodiversity areas* ensures their ongoing protection and retention through application of conservation covenants or dedication for public use.

(3) *Biodiversity areas* that are considered to be of regional, state or higher levels of significance are awarded levels of protection commensurate with these values.

(4) The ecological values of *biodiversity areas* which have been degraded are rehabilitated as part of the development, and commensurate with the scale of development.

(5) Areas within the Einasleigh Uplands bioregion to the west of the shire are recognised for their high level of endemism and significant biodiversity values.

(6) Endangered and of-concern ecosystems and threatened species habitat including upland refugia ecosystems, wet sclerophyll, and the habitat of endemic species are protected across all land tenures.

3.4.5 Element—Strategic rehabilitation and ecological corridors

3.4.5.1 Specific outcomes

(1) *Ecological corridors* are major existing habitat corridors that link key *biodiversity areas* within Mareeba Shire and greater Far North Queensland region. Development does not compromise the habitat connectivity of *ecological corridors*.

(2) *Habitat linkages* are strategically located future habitat corridors linking *biodiversity areas* within the shire. Development does not compromise the ability to realise these opportunities for ecological connectivity through progressive revegetation of *habitat linkages* with native vegetation.

3.4.6 Element—Watercourses and wetlands

3.4.6.1 Specific outcomes

(1) Hydrological flows, riparian ecology and ecosystem services of watercourses and wetlands are maintained, protected and enhanced.

(2) Wetlands of ecological significance are protected from sediment and run off, vegetation clearing, weed invasion and pollution through designated setbacks and buffers. These include the following:
- (a) Wetlands in the Great Barrier Reef Catchment; and
- (b) Wetlands of High Ecological Significance as identified through the *Aquatic Biodiversity Assessment and Mapping Method (AquaBAMM)*.

(3) The water quality of rivers and creeks, which ultimately flow to the Great Barrier Reef and the Gulf of Carpentaria, is not compromised or polluted through sediment, gross pollutants or chemical run off from new or existing development.

(4) The headwaters of the Staaten River, which are included in the far western extent of Mareeba Shire, are recognised for their status as a part of the Gulf Rivers Strategic Environmental Area.

(5) Where development occurs on land including and adjoining watercourses and wetlands it provides appropriate setbacks and buffers and enhances these areas through revegetation.

3.4.7 Element—Water resources

3.4.7.1 Specific outcomes

(1) Development integrates the key principles of Total Water Cycle Management through:
- (a) considering impacts on all water sources;
- (b) using water sources sustainably;
- (c) allocating and using water equitably;
- (d) maintaining ecological flows and water quality.

(2) Water resources and reserves, including the Barron Basin, are recognised, monitored and protected from development which may prejudice or compromise their important role in supplying the community and industries within the shire with water.

(3) The extraction of groundwater for domestic or commercial purposes or as part of a petroleum or other mining activity from underground aquifers must not directly or indirectly cause environmental harm to any spring, wetland or other surface waters.

(4) Development mitigates impacts on ground water contamination, particularly in areas where water tables are heavily drawn upon for irrigation or domestic purposes.

(5) Demand management principles are integrated into the planning and design of water infrastructure.

3.4.8 Element—Air and noise quality

3.4.8.1 Specific outcomes

(1) The health, well-being, amenity and safety of the community and the environment is protected from the impacts of air emissions, noise and odour through appropriate management and adequate separation distances.

(2) Mareeba's *major industry area* accommodates uses with the potential to impact on air and acoustic qualities.

(3) Land uses which emit high level of noise, including for example motor sports, gun clubs and the like will be appropriately located and managed to mitigate acoustic impacts.

(4) Sensitive land uses are appropriately separated from areas containing or designated for activities that generate noise and air emissions.

3.4.9 Element—Contaminated land

3.4.9.1 Specific outcomes

(1) Development avoids, or appropriately remediates, contaminated land.

(2) Development does not increase the risk of human or environmental harm associated with contaminated land.

(3) Development of land with substantial Unexploded Ordnance (UXO) potential only proceeds following the conduct of UXO investigations and any necessary remediation by a qualified UXO investigation and remedial search contractor.

3.5 Community identity and diversity

3.5.1 Strategic outcomes

(1) Mareeba Shire is characterised by a diverse cultural, scenic and natural character and identity. Valued streetscapes, town centres, built and natural features and precincts of character housing will be preserved and enhanced through sympathetic new development and redevelopment of existing buildings.

(2) Heritage places and areas of historical significance are conserved and enhanced through sensitive re-use. Indigenous cultural heritage within the landscape is protected, or developed in consultation with Traditional Owners.

(3) The outstanding landscape qualities and *scenic routes* of Mareeba Shire are conserved and protected from development that diminishes their visual and aesthetic values. The rural character, evidence of geomorphologic history and natural features within the regional landscape are preserved through sensitive development which complements iconic views, rainforest, hill slopes, bushland and rural vistas.

(4) Development integrates a range of well linked and accessible open space and recreational areas within *residential areas* and *centre areas* and their surrounds. Open space and recreation areas are retained for community use, protected from incompatible development and incorporate important *biodiversity areas* and buffers to wetlands and watercourses. Open space supports a range of recreational activities which are consistent with community demand and encourage healthy and active lifestyles, including sporting and leisure facilities and trail networks.

(5) A range of community facilities, that meet the needs of the Mareeba Shire community, is provided, maintained and enhanced. Facilities that cater for cultural events, community activities, sports and recreation are sensitively developed and integrated into the surrounding area. The range and location of community facilities caters for a wide cross section of interests and users in dispersed locations.

(6) Easily accessible health care services and facilities are provided that meet community needs. Public health and safety is fostered in the design of the built environment in Mareeba Shire, including by promoting surveillance, activity and recreation.

3.5.2 Element—Local character

3.5.2.1 Specific outcomes

(1) New development is designed to be complementary and sympathetic to:
- (a) the character and identity of *activity centres*, particularly *centre areas* and main streets;
- (b) prevalent architectural styles in the surrounding area;
- (c) areas of early and highly valued character housing and commercial areas in Kuranda.

(2) Built and natural features that contribute to the character and identity of the shire, particularly within *activity centres*, are protected and enhanced.

(3) Development promotes opportunities to foster local arts and culture and celebrate local history and identity.

3.5.3 Element—Cultural heritage

3.5.3.1 Specific outcomes

(1) Heritage places of local and State significance are identified and protected from development that detracts from their heritage values, including character, prevalent views, fabric and features.

(2) Buildings and sites of cultural heritage significance are retained, sensitively developed and re-used in a way that enhances and retains their heritage values and historical significance.

(3) Indigenous cultural heritage is protected, preserved and respected in accordance with traditional custom and practice and within the statutory framework of the *Aboriginal Cultural Heritage Act 2003*. 'Areas of Cultural Significance' have been broadly considered in the Strategic Framework.

(4) Development of sites which include Indigenous cultural heritage significance acknowledges the key role of traditional owners in cultural heritage matters and is carried out in accordance with a Cultural Heritage Management Plan and in observance of established duty of care practices and cultural sensitivity.

(5) Evidence of past land use and the history of Mareeba Shire is preserved and sensitively integrated into new development. This includes the remnant infrastructure of mining, timber getting, tobacco and Second World War activities.

3.5.4 Element—Scenic amenity

3.5.4.1 Specific outcomes

(1) Areas of high scenic amenity (such as *scenic routes*) are protected from development which is visually inappropriate, obtrusive, unattractive or insensitive. *Scenic routes* include:
- (a) Great Tropical Drive;
- (b) Savannah Way;
- (c) Wheelbarrow Way;
- (d) Black Mountain Road;
- (e) Barron Falls Road;
- (f) The Great Inland Way;
- (g) Kuranda Range; and
- (h) Rex Range

(2) Development ensures scenic amenity values are maintained through sensitive location, design, materials, colour schemes, scale, minimising earthworks and retention of native vegetation.

(3) Forested hill slopes which are visible from *scenic routes* and *residential areas* are maintained in their natural state in recognition of their contribution to the shire's scenic amenity.

(4) New development does not compromise or obstruct views or public access to *iconic landscape features*, including to the following:
- (a) Chillagoe smelters;
- (b) Ngarrabullgann / Mt Mulligan.

(5) Roadside advertising devices in *rural areas* are unobtrusive and sparse, except in areas specifically identified as appropriate for large outdoor advertising.

3.5.5 Element—Open space and recreation

3.5.5.1 Specific outcomes

(1) New and enhanced sports infrastructure and recreational and social interaction spaces are accessible and attractive to the majority of residents in convenient locations.

(2) Public open space incorporates and protects environmentally significant features, including remnant native vegetation, wildlife habitat, *major waterbodies* and *major watercourses*.

(3) New development enhances public access and connections to, and supports activation and appreciation of, features which are highly valued and utilised for outdoor recreational pursuits, including:
- (a) parts of the Barron and Walsh Rivers;
- (b) stock routes, particularly those of regional recreation and tourism significance such as the stock routes near Julatten and Mt Molloy;
- (c) historic trails including Douglas track and Smiths track;
- (d) decommissioned elements of the *railway network*, including rail trails of regional recreation and tourism significance, including former rail corridor between Almaden and Mungana;
- (e) *conservation areas*;
- (f) the existing network of parks and reserves in Mareeba Shire.

(4) A network of public open space is integrated and well linked across urban and rural areas to provide continuous trails for walking, horse riding and cycling, including through the establishment of *principal cycle routes*.

3.5.5.2 Land use strategies

(1) Mareeba Shire Council will prepare an Open Space Strategy which will identify priorities and direct investment into public open space to optimise community benefit.

(2) The disused Atherton branch line which extends south from Mareeba to the Tablelands Regional Council border is maintained to allow for its future development as a rail trail for cycling and walking.

3.5.6 Element—Community facilities

3.5.6.1 Specific outcomes

(1) The development and reuse of cultural facilities and precincts is:
- (a) compatible with the surrounding area;
- (b) provided with a high level of amenity and safety for users of the site;
- (c) located to be easily accessible to the majority of residents.

(2) Development complements and sensitively integrates with existing halls, clubs, libraries, art galleries, places of worship, theatres, function rooms, community and cultural centres and other key community infrastructure. Development on sites adjoining community facilities will not obstruct or detract from their use, accessibility and functionality.

(3) Community facilities are redeveloped in a way that is functional, safe and sensitive to the community's needs. Development of these sites is cognisant of the existing character and adjoining land uses of the area and addresses the street frontage to create a high level of accessibility and legibility to the community.

3.5.7 Element—Health

3.5.7.1 Specific outcomes

(1) The establishment of new medical services and facilities, particularly in small communities with limited access to healthcare, is facilitated.

(2) Access to existing health facilities and regional hospitals is enhanced by consolidation and improvements within their immediate vicinity, such as:
- (a) enhanced pedestrian orientation and infrastructure;
- (b) universal housing to support ageing and impaired residents who may require regular medical treatment;
- (c) the integration of universal design principles into the built environment, ensuring access to both the able bodied and the physically disabled.

(3) Areas within walking distance of key regional hospitals and health care services provide infill development opportunity for people who depend on access to these facilities.

3.5.8 Element—Safe and healthy communities

3.5.8.1 Specific outcomes

(1) An active and healthy community is supported through encouraging compact *residential areas* and *centre areas*, with a high degree of accessibility and permeability that promotes an increase in active transport.

(2) New development integrates access to existing areas and facilities for sports and recreation. New sports and recreational facilities are accessible to a large number of users by mixed transit modes.

(3) New development integrates the principles of *Crime Prevention Through Environmental Design* (CPTED) to limit opportunities for crime and vandalism.

3.6 Transport and infrastructure

3.6.1 Strategic outcomes

(1) *Local collector road* and *state controlled road* networks support the identified hierarchy of *activity centres* and the rural economy of Mareeba Shire. The location, density and scale of development supports the efficient and convenient movement of goods, services and people. Roads are progressively upgraded (including construction of *future state roads and future local connections*) and maintained to a high standard to support higher urban densities, rural production, tourism, commerce, industry and major trip generators.

(2) *The rail network* is recognised as important strategic infrastructure resulting from significant past investment. Use of the rail network for tourist, passenger and freight movements throughout the shire is protected and enhanced.

(3) Designated freight routes are appropriately managed and upgraded. Designated freight routes, active elements of the *rail network* and planned and designated *future state roads* are not prejudiced by inappropriate land uses to ensure the efficient transportation of essential goods and services, now and in the future.

(4) Street layout and design, including in new development, supports mixed transit modes, including buses, pedestrians, cyclists and mobility devices, particularly in *activity centres*. *Centre areas* and destinations are safely and conveniently accessible to cyclists and pedestrians through the provision of a permeable and highly connected active transport network, including *principal cycle routes*, and the provision of end of trip facilities.

(5) The Mareeba Airport provides a strategic, regional hub for air traffic, aviation services and industries in the shire. The expansion of Mareeba Airport is facilitated as an airport enterprise area that encourages aviation compatible business, industry and commercial enterprises to co-locate to create an aviation dependant activity cluster where the activity centre hierarchy is maintained and where the operational efficiency and safety of the Mareeba Airport is ensured through the appropriate design and location of development.

(6) New development is appropriately sequenced and coordinated with existing and future water, wastewater, stormwater and transport infrastructure, to ensure the operations of existing infrastructure are not compromised and community needs continue to be met. New infrastructure is provided to development in accordance with Council's desired standards of service and supports a consolidated urban form to maximise return on investment. The ongoing operation of key infrastructure elements is not prejudiced by inappropriate development.

(7) The shire is provided with sustainable and adequate waste disposal facilities that have minimal adverse impact on the environment. Transfer stations and waste disposal facilities are separated and not compromised by incompatible development or sensitive land uses. Urban development provides appropriately located and adequate space for waste storage and collection.

(8) The generation and consumption of energy is sustainable and efficient. Over reliance on distant coal-fired power stations for electricity supply is minimised through the establishment of renewable energy generation facilities and localised and domestic-scale energy generation, where the integrity and function of local electricity networks is not compromised. Power stations, high-voltage transmission lines and sub stations, including *electricity infrastructure* and *energy generation facilities*, are protected from incompatible development.

(9) Mareeba Shire is supported by affordable and reliable high-speed telecommunications that are delivered through facilities that minimise visual impact.

(10) Out of sequence development and development in excess of planning assumptions provides contributions or upgrades to road, pedestrian and cycle, water and sewerage, and stormwater networks that are commensurate with the anticipated impacts generated by the development.

3.6.2 Element—Road network

3.6.2.1 Specific outcomes

(1) The shire's road network is upgraded and extended to provide for the safe, efficient movement of vehicles and to cater for new development.

(2) The design and layout of new roads compliments the function and hierarchy of the existing road network and results in high levels of connectivity, accessibility and legibility to motorists and residents.

(3) Planned *future state roads and future local connections* are integrated into new development and protected from development that would compromise their construction and future operation.

(4) Development provides off-street parking, loading and manoeuvring areas where possible and practicable.

(5) Development of new roads and upgrades to existing roads are designed and constructed in accordance with the FNQROC Regional Development Manual as amended.

3.6.3 Element—Rail network

3.6.3.1 Specific outcomes

(1) The *railway network* may become more viable and active in response to rising oil prices and greenhouse gas abatement measures, and development should consider the potential for and impacts of ongoing use of the *railway network* for both freight and passenger transport.

(2) The use of the *railway network* for tourist based passenger movements is protected and enhanced.

(3) Activities that support the use of the *railway network* for passenger and freight purposes are encouraged in appropriate locations.

3.6.4 Element—Freight

3.6.4.1 Specific outcomes

(1) The efficient and safe movement of freight is facilitated through an effective regional network of *local collector roads*, *state controlled roads*, *B-Double routes* and the *railway network* and a future network of *future state roads* and *future local connections*

(2) Mareeba Shire's freight network and supporting infrastructure, such as B-Double pads and freight depots, is protected from incompatible development that may impede existing and future traffic movements or future construction, upgrades and extensions.

(3) Freight generating development and supporting industries are located close to freight network access points.

3.6.5 Element—Public and active transport

3.6.5.1 Specific outcomes

(1) New urban development is designed to support increased public transport patronage and promote active transport.

(2) Mareeba Shire's *activity centres* are well serviced with walking and cycling infrastructure, including:
- (a) footpaths;
- (b) shade trees;
- (c) seating along key routes and in major trip generation areas;
- (d) bike paths and lanes, including *principal cycle routes*;
- (e) end of trip facilities.

(3) Centre development provides for safe and convenient pedestrian mobility and access, and the provision for public transport and interchange facilities.

(4) The operational requirements of bus routes are incorporated into new residential subdivisions where appropriate, creating efficient flow throughs for vehicular traffic and facilitating future expansion of public transport.

3.6.6 Element—Air transport

3.6.6.1 Specific outcomes

(1) Air transport and *aviation infrastructure* in Mareeba expand to support the shire's economic base.

(2) Development in the vicinity of public *aviation infrastructure* (including Mareeba, Chillagoe and Dimbulah) avoids:
- (a) adversely affecting the safety and operational efficiency of those airports and *aviation infrastructure*;
- (b) large increases in the numbers of people adversely affected by aircraft noise;
- (c) increasing the risk to public safety near the airport runways.

(3) New private and public aviation infrastructure is developed within the other rural area to support rural production in locations where surrounding land uses and sensitive receptors are not adversely impacted.

3.6.6.2 Land use strategies

(1) Development surrounding *Mareeba Airport* is undertaken consistent with a structure plan that encourages compatible business, industry and commercial enterprise to co-locate in the creation of an aviation dependent or complementary aviation activity cluster that achieves synergies that contribute to economic growth and development where:
- (a) consistent with Planning Scheme Policy 8 Structure Planning;
- (b) the hierarchy of the activity centre network is maintained; and
- (c) aircraft operations are not constrained or limited by land use and development, including consideration of future airport expansion(s).

3.6.7 Element—Water supply and wastewater services

3.6.7.1 Specific outcomes

(1) Development is provided with adequate water and wastewater infrastructure in accordance with Council's Desired Standards of Service.

(2) Water storage, sewerage disposal and reticulation infrastructure is utilised and extended economically and efficiently to new development.

(3) Development in rural areas will demonstrate that it has access to adequate potable water and fire-fighting water supply on-site.

(4) In areas not serviced by reticulated sewerage, on-site effluent disposal systems ensure the environment or amenity is not adversely impacted.

(5) The ongoing operation of sewerage treatment plants and associated infrastructure is protected from incompatible and odour sensitive development.

(6) Upgrades and extensions to water and wastewater infrastructure are designed and constructed in accordance with the FNQROC Regional Development Manual as amended.

3.6.8 Element—Stormwater management

3.6.8.1 Specific outcomes

(1) Water Sensitive Urban Design principles and adequate infrastructure are integrated into new development, ensuring:
- (a) water quality objectives are met;
- (b) a no worsening effect on surrounding land and the environment is achieved;
- (c) flooding and ponding of water is avoided

(2) Stormwater is managed and measures are implemented to ensure erosion is prevented or minimised and contaminants are not released into surrounding environs.

3.6.9 Element—Waste management

3.6.9.1 Specific outcomes

(1) Waste facilities have adequate capacity to service the community and industry and provide a sustainable method of waste disposal.

(2) Waste facilities are designed and operated to minimise adverse impacts on the community and the environment and are protected from encroachment of inappropriate and odour sensitive development.

(3) Significant waste management facilities, including Mareeba landfill and Springmount waste facility, provide for the long term solid waste disposal needs of the eastern part of the shire. Their ongoing operations are protected from incompatible development.

(4) On-site waste disposal and recycling areas are provided by development to meet operational requirements of storage, screening and collection.

3.6.10 Element—Energy supply

3.6.10.1 Specific outcomes

(1) Adequate, sustainable, reliable and secure electricity supply infrastructure is provided to the shire, including new development.

(2) High voltage *major electrical infrastructure* and *energy generation facilities* are protected from conflicting development.

(3) The shire's net carbon emissions are reduced by establishment of renewable energy generation facilities, maintaining compact urban areas and encouraging development that embraces energy efficient design features.

(4) Renewable energy facilities are connected to an existing, nearby, high voltage electricity network (with adequate capacity) without significant environment, social or amenity impact.

3.6.11 Element—Information and communication technology

3.6.11.1 Specific outcomes

(1) Households, businesses and industry within urban and rural communities are serviced with high-speed fibre-optic, high-speed wireless or satellite broadband internet connections across the shire.

(2) Telecommunications facilities, particularly mobile phone towers, are located to ensure visual amenity is not compromised, with these facilities co-located wherever possible.

3.7 Economic development

3.7.1 Strategic outcomes

(1) The rural economy that underpins the settlement pattern of Mareeba Shire prospers and diversifies, with traditional and emerging primary industries continuing to provide the economic base of the shire. Increasing opportunities for value-adding and processing primary product are realised on-farm and within surrounding towns. *Agricultural areas* and rural industries are protected from development which may compromise its ongoing viability. Infrastructure which supports agriculture and primary industry is maintained and protected.

(2) The *rural area* includes a range of uses which compliment dominant primary industry activities and enhance the shire's economy. Activities including rural industries, intensive agricultural uses, intensive animal industries and expanded forestry and permanent plantations are supported in appropriate locations where impacts on the environment and surrounding land uses are limited and manageable.

(3) Mareeba Shire is increasingly provided with retail and business opportunities and improved government services to enhance self-sufficiency. These opportunities and services are consolidated through the clustering and co-location of commercial uses in *activity centres* and are particularly focussed within Mareeba. Kuranda, as a *village activity centre*, maintains its level of self-reliance through servicing its local catchment with a range of services and employment opportunities.

(4) The natural environment, rural and scenic landscapes of Mareeba Shire provide a basis for the development of sustainable tourism enterprises. Mareeba Shire's geographic proximity to Cairns International Airport provides opportunities for increasing visitation and exposure to the shire. Large scale tourist accommodation facilities are developed in key sites across the shire and meet the needs of a range of users. The character and appeal of key *activity centres*, landscape features and *scenic routes* which attract tourists to Mareeba Shire will be maintained and enhanced. The western dry land savannah of the shire accommodates further nature and rural based tourism development.

(5) *Industry areas* provide for a range of industrial development, expansion, supporting infrastructure and employment opportunities consistent with their intended function in the shire. *Industry areas* are protected from incompatible development and sensitive land uses. The Mareeba Airport expands and caters for a hub of specialist aviation services.

(6) Catalysts for economic diversification and cultural activity such as educational establishments, emerging technology, research and development activities and the arts are encouraged in the shire, preferably near or within Mareeba or the Kuranda district. Creative industries flourish in Mareeba Shire, providing strong cultural legacies and sustained employment opportunities. The shire's unique wet tropical ecosystems and dry tropical savannahs provide further opportunities to develop regional tropical expertise and attract more environmental education and scientific research activities to the shire.

(7) The geological diversity and rare mineral occurrence of Mareeba Shire provide the basis for the establishment of mixed mining activities of varying scales, supporting increased employment and wealth within the shire, while ensuring ecological and amenity values are not negatively impacted. Support services and infrastructure to existing and future mineral exploration, including workers accommodation, are encouraged in appropriate locations.

(8) *Key resource areas* (of local, regional and state significance) and associated haul routes are buffered from incompatible development. New resource operations establish in *rural areas* where impacts on surrounding land are manageable and environmental values can be protected.

(9) Flexibility and responsiveness allow for economic diversity and innovation, leading to a greater variety of employment opportunities that meet the changing needs of the community and economy. Small scale and emerging industries are supported in appropriate locations across the shire.

(10) Mareeba Shire positions itself as a major sustainable energy region of Australia, providing a significant portion of the shire's electricity supply through various renewable sources. Sustainable energy generation also contributes to the economy of the shire and provides an increasing source of employment. *Energy generation facilities*, including the Barron Gorge Hydroelectric Power Station, and any newly established power generation facilities are protected from incompatible development.

(11) Major employment generators within Mareeba Shire continue to support the economy and are protected from development which may prejudice their ongoing operation. New and expanded employment generators are promoted in appropriate locations across the shire, including within *activity centres* and *rural areas*.

3.7.2 Element—Rural and Agricultural land

3.7.2.1 Specific outcomes

(1) *Agricultural areas* are preserved for the purpose of primary production and are protected from fragmentation, alienation and incompatible development.

(2) *Other rural areas* are maintained in economically viable holdings and continue to develop and expand their rural infrastructure and operations.

(3) Urban and rural residential development provides a buffer to adjacent *rural areas* in accordance with best practice.

(4) Built infrastructure and non-agricultural uses within farms will be co-located and clustered with existing farm dwellings and infrastructure to prevent encroachment on productive land.

(5) Development ensures rural activities in all *rural areas* are not compromised by incompatible development and fragmentation.

(6) Important irrigation infrastructure, such as the Mareeba-Dimbulah Irrigation Area irrigation channels, pipelines and holding ponds, are maintained for the purpose of providing water to support agricultural production and are protected from incompatible development.

3.7.3 Element—Rural enterprise

3.7.3.1 Specific outcomes

(1) Rural industries and intensive agricultural uses are appropriately scaled and located in the landscape of the shire, including the establishment of further:
- (a) food and fibre processing facilities;
- (b) value adding of primary product;
- (c) cottage industries;
- (d) hydroponics;
- (e) aquaculture;
- (f) wholesale nurseries;
- (g) intensive horticulture;
- (h) farmgate industries.

(2) Rural industries of an appropriate scale are located within *rural areas* where an adequate level of infrastructure is available or can be provided and adverse impacts on surrounding land are limited and manageable.

(3) Large-scale and high impact rural industries will be encouraged to establish within *industry areas*.

3.7.4 Element—Intensive animal industries

3.7.4.1 Specific outcomes

(1) Intensive animal industries are located and designed to avoid adverse impacts on surrounding land and residences, particularly in relation to noise and odour.

(2) Intensive animal industries incorporate measures to protect environmental values and are located outside *biodiversity areas.*

(3) Intensive animal industries are located in *rural areas* characterised by large lot sizes where residences and sensitive land uses are not adversely impacted.

3.7.5 Element—Forestry and permanent plantations

3.7.5.1 Specific outcomes

(1) *Rural areas* provide opportunities for:
- (a) sustainable forestry on private land;
- (b) ongoing operation of established plantations;
- (c) integrated agro-forestry and native forestry into land used primarily for cropping and pasture.

(2) Permanent plantations are located within *habitat linkages* or areas which are not *agricultural areas*.

3.7.6 Element—Retail and commercial development

3.7.6.1 Specific outcomes

(1) Commercial development will be facilitated by:
- (a) consolidation and co-location of centre activities in existing *centre areas*;
- (b) identification of space adjacent to *centre areas* to cater for the expansion of commercial activities;
- (c) infrastructure provision in areas identified as able to cater for new commercial development;
- (d) maintenance of a high standard of infrastructure, services and amenity in existing commercial areas to support further business investment and expansion.

(2) Out-of-centre retail development is avoided and should only occur if there is a clearly demonstrated over-riding community need and evidence demonstrating that the development would not adversely impact existing *centre areas*.

(3) *Centre areas* provide a vibrant, busy setting for community activity, social interaction and local trade and exchange. Each *centre area* retains its relaxed rural atmosphere and unique character, and provides for a high level of pedestrian activity.

(4) The following features are integrated or provided by new commercial development:
- (a) attractive streetscapes with shade trees and awnings;
- (b) active shop fronts;
- (c) pedestrian and cyclist comfort and convenience;
- (d) universal design principles;
- (e) spaces for community activity and social interaction;
- (f) CPTED initiatives.

(5) *Rural activity centres* and *rural villages* may accommodate commercial development that supports their local community within *residential areas* in circumstances where no available land for centre purposes is designated. The use must demonstrate that any impacts on surrounding residences will not result in nuisance and will maintain rural amenity.

3.7.7 Element—Tourism

3.7.7.1 Specific outcomes

(1) Kuranda maintains its status as a major, international tourist destination of Far North Queensland while the emerging tourist economy of Chillagoe continues to attract more interest and visitors. Irvinebank is recognised as a key site of historical significance and as a point of interest to tourists. Increasing levels of tourist accommodation and facilities are provided in all the shire's *activity centres*.

(2) Major tourist accommodation facilities that can accommodate large numbers of overnight visitors in the shire are developed in strategic locations where amenity impacts are mitigated and physical infrastructure appropriately provided.

(3) Tourist parks in key locations provide sites to accommodate caravans and recreational vehicles across the shire. Facilities to accommodate caravans and recreational vehicles are developed in a variety of urban and, at a limited scale, rural locations, to encourage extended visitations within the shire. Tourist facilities are designed to ensure they provide a high quality of infrastructure and services to visitors.

(4) The outstanding scenic qualities of the regional landscape and the character and heritage values of the shire's *activity centres* are recognised and protected for their role in promoting and attracting visitors to the shire. Development in scenic and highly visible locations will minimise its impacts on scenic amenity through sensitive location, design, colour and scale.

(5) A variety of small-scale, low impact tourist facilities are established across the rural landscape, including:
- (a) tourist attractions and facilities within *activity centres*;
- (b) cultural interpretive tours;
- (c) nature based tourism;
- (d) sports and recreational activities;
- (e) tourist attractions;
- (f) adventure tourism;
- (g) farm based tourism;
- (h) food based tourism;
- (i) bed and breakfasts;
- (j) camping and recreational vehicle facilities;
- (k) cycle tourism.

(6) Small scale tourism related development is sensitively designed, scaled and located so as to not compromise the natural landscape values and agricultural values of Mareeba Shire.

3.7.8 Element—Industry

3.7.8.1 Specific outcomes

(1) The Mareeba *major industry area* is a key economic driver for the shire and provides a significant strategic supply of land for industrial uses, particularly difficult to locate high impact and special industries, in Far North Queensland.

(2) *Industry areas* are located within *activity centres* to accommodate for trades and industrial development that provide employment and services to the catchments of these *activity centres*.

(3) *Industry areas* are designated and protected from other land uses which could impair or prejudice their development for industrial purposes.

(4) A high level of infrastructure, services and amenity in existing *industry areas* is provided to support business investment and expansion of *industry areas*.

(5) The health, safety, wellbeing and amenity of the community is protected from unacceptable impacts associated with hazardous materials, noise, pollution and odour.

3.7.9 Element— Education, research, culture and the arts

3.7.9.1 Specific outcomes

(1) Development complements and provides for improved access to important education, research, cultural and arts facilities.

(2) Education, research, cultural and arts facilities are protected from development that will adversely impact on their operations or constrain further development.

(3) New education, research, cultural and arts facilities are established in appropriate, accessible, safe and well serviced locations within Mareeba Shire.

(4) Education, research, cultural and arts facilities of limited scale are established in *rural areas* only where the facility is dependent on the natural resources of the locality.

3.7.10 Element—Mining

3.7.10.1 Specific outcomes

(1) The development and expansion of mining in the shire is encouraged in appropriate locations, where impacts on environmental values and local amenity are appropriately managed.

(2) Mining activities in the shire are supported by ensuring associated industries and workers can be appropriately accommodated and sited within the shire, particularly within surrounding *activity centres*.

(3) Mine sites, associated infrastructure and industries which support mining are protected from development that might prevent or constrain current or future operations.

3.7.11 Element—Extractive resources

3.7.11.1 Specific outcomes

(1) *Key resource areas* of local, regional and state significance and their associated haul routes are protected from development that might prevent or constrain current or future extraction.

(2) Extractive industries:
- (a) mitigate impacts relating to air, noise, water and waste on local ecological and environmental values and the amenity of residential areas, and surrounding rural dwellings;
- (b) avoid areas of ecological significance and values;
- (c) progressively rehabilitate disturbed land on site and ensure ecological values are rehabilitated (where relevant).

(3) Sand extraction in watercourses maintains and restores the environmental and hydrological values of the site, and does not impede community recreational usage and public access points to waterways.

3.7.12 Element—Small scale and emerging industries

3.7.12.1 Specific outcomes

(1) New and emerging industries and services are encouraged in appropriate locations.

(2) The development of low-impact home-based business in *residential areas* is recognised as a form of localised economic diversification and self-generated employment, and supported where at an appropriate scale and where impacts can be appropriately managed.

3.7.13 Element—Energy generation

3.7.13.1 Specific outcomes

(1) Renewable energy facilities are established in locations where impacts on surrounding land and ecological values are mitigated.

(2) The design, siting, construction, management, maintenance and operation of energy generation facilities and associated infrastructure takes comprehensive account of (and is sensitive to) environmental, heritage, landscape and scenic values, surrounding land, future preferred settlement patterns, and recognised impacts.

(3) Energy generation facilities utilise and take comprehensive account of national and/or state government-recognised scientific knowledge and standards and are commensurate with the significance, magnitude and extent of both direct and non-direct impacts.

(4) Energy generation facilities do not adversely impact on the amenity of the surrounding area.

(5) Established *energy generation facilities* are protected from development which has the potential to constrain their operations or future expansion.

(6) Energy generation facilities are connected to a nearby, high-voltage electricity network with adequate capacity.

3.7.14 Element—Major employment generators

3.7.14.1 Specific outcomes

(1) Key *enterprise and employment areas* in Mareeba Shire, including Arriga Sugar Mill, Lotus Glen Correctional Facility and Springmount Waste Management Facility are protected from development which could compromise their expansion and ongoing operations.

(2) New major urban employment generators are encouraged to be located near or within Mareeba or Kuranda.

Part 4 Priority infrastructure plan

4.1 Preliminary

(1) This Priority Infrastructure Plan (PIP) for the Mareeba Shire Council has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009*.

(2) The purpose of the Priority Infrastructure Plan is to:
- (a) Integrate and coordinate land use planning and infrastructure planning; and
- (b) Ensure that Trunk Infrastructure is planned and provided in an efficient and orderly manner.

(3) The Priority Infrastructure Plan:

- (a) States in Section 4.2 (Planning Assumptions) the projections of future urban growth and the assumptions of demand for each trunk infrastructure network, which have informed the preparation of the Priority Infrastructure Plan
- (b) Identifies in Section 4.3 (Priority Infrastructure Area) the prioritised area to accommodate urban growth for 10 to 15 years
- (c) States in Section 4.4 (Desired Standards of Service) for each network of development infrastructure the desired standard of performance of infrastructure
- (d) Identifies in Section 4.5 (Plans for Trunk Infrastructure) the existing and planned trunk infrastructure for the following networks:
  - (i). water supply
  - (ii). wastewater
  - (iii). stormwater
  - (iv). transport
  - (v). public parks and land for community facilities

4.2 Planning assumptions

(1) The planning assumptions that underpin this Priority Infrastructure Plan (PIP) form a logical and consistent basis for the planning of the trunk infrastructure networks and the determination of the Priority Infrastructure Area (PIA).

(2) The planning assumptions for the Priority Infrastructure Plan (PIP) have been developed in accordance with the land use planning provisions of the Mareeba Shire Council (SPA) Planning Scheme and the anticipated growth in population, dwellings, non-residential GFA and employment within the Local Government Area. The Planning Assumptions form a logical basis for the planning of the infrastructure networks and identification of the 'required' Trunk Infrastructure necessary to service demands in the anticipated timeframes of this PIP.

(3) The Planning Assumptions that underpin this PIP are based on the works completed by Mareeba Shire Council and the data received from the Office of Economic and Statistical Research (OESR) 'medium' series growth projections (2008) for the Mareeba Shire Council localities. This information and data forms the basis for the ultimate demand assumptions for the ultimate demand for each trunk infrastructure network, supporting a consistent basis for network planning and the determination of the PIA.

4.2.1 Dwellings, non-residential floor space and land area

(1) The distribution and timing of future development (residential dwellings, non-residential floor space and land area) to accommodate projected population and employment growth have been estimated taking into account the following factors:
- (a) physical constraints on the land
- (b) land use planning provisions of the planning scheme
- (c) current development applications and approvals
- (d) development trends
- (e) cost efficient provision of infrastructure
- (f) average occupancy rate projections
- (g) average floor space to land area ratios
- (h) existing level of development

4.2.2 Geographical areas

(1) The projections about residential and non-residential development are prepared at a level that allows re-aggregation of data into areas to support infrastructure planning for the service catchments of different trunk infrastructure networks.

(2) The PIA localities referred to in Tables 4.2.10.1 to 4.2.10.4 provides a geographical overview of the growth projections for residential and non-residential development in the Mareeba Shire Council localities of Mareeba, Kuranda, Chillagoe and Dimbulah.

4.2.3 Time Periods

(1) The planning assumptions have been prepared for the following time periods to align with the Australian Bureau of Statistics (ABS) census years:
- (a) 2008–mid 2011
- (b) mid 2011–mid 2016
- (c) mid 2016–mid 2021
- (d) mid 2021–mid 2026

Information gathered by the Mareeba Shire Council sets out the expected growth in population, dwellings, occupancy rates, anticipated employment numbers and non-residential floor space etc over these periods.

4.2.4 Existing level of development

(1) The existing level of development (base year for PIP) has been estimated at 2008.

4.2.5 Development potential of land

(1) The net developable area is land designated for urban purposes under the planning scheme minus land required for infrastructure, easements which constrain development and land that is affected by the following site constraints:
- (a) 1% AEP flood inundation
- (b) nature conservation overlay
- (c) catchment protection overlays
- (d) any resumption plans

4.2.6 Assumed Scale of Development

(1) The assumed scale of development for purposes of the PIP has been determined to reflect the realistic level (scale and intensity) of development having regard to the land use planning provisions of the Planning scheme, site constraints and development trends. These assumptions are reflected in Tables 4.2.6.1 & 4.2.6.2.

(2) Table 4.2.6.1 identifies the assumed scale of development for residential zones expressed as a number of dwellings per net developable hectare

Table 4.2.6.1 Assumed scale of development for residential zones

Planning scheme area identification		Planning scheme use type	Assumed density (dwellings / net developable ha)
Zone	**Precinct**		
Emerging Community		Dwelling House	7.5Dw per Ha
Medium density residential		Dwelling House Dual Occupancy Multiple Dwelling Community Type Activities	Max 22 Dw per Ha
Low density residential	Sewered	Dwelling House Dual Occupancy	7.5Dw per Ha
Low density residential	Unsewered	Dwelling House	6.0Dw per Ha
Rural Residential	2ha Precinct	Dwelling House	0.5 Dw per Ha
Rural Residential	1ha Precinct	Dwelling House	1.0 Dw per Ha
Rural Residential	4,000m^2 Precinct	Dwelling House	2.1 Dw per Ha

(3) Table 4.2.6.2 identifies the assumed density (scale) of development for non-residential zones expressed as floor space per net developable hectare.

Table 4.2.6.2 Assumed scale of development for non-residential zones

Planning scheme area identification		Planning scheme use type	Assumed density (floor space / net developable ha)
Zone	**Precinct**		
Centre		Commercial Activities	6,240 m^2 GFA/net ha
Industry	Trades and Services Precinct	Industrial Activities	5,200 m^2 GFA/net ha.
	General Industry Precinct	Industrial Activities	5,200 m^2 GFA/net ha.
	Heavy Industry Precinct	Industrial Activities	5,200 m^2 GFA/net ha.
Community Facilities		Community Activities	4,500 m^2 GFA/net ha
Recreation & Open Space		Sport & Recreation Activities	1,000 m^2 GFA/net ha
Conservation		N/A	N/A

4.2.7 Occupancy rates

(1) Table 4.2.7.1 outlines the average residential occupancy rates for different types of residential dwellings.

Table 4.2.7.1 Average residential occupancy rates in the various PIA Localities

	PIP Projection Category	Occupancy Rate (persons / dwelling)			
Mareeba Kuranda Chillagoe Dimbulah		2011	2016	2021	2026
	Single Dwelling	2.34	2.27	2.20	2.14
	Multiple Dwelling	1.68	1.63	1.59	1.54
	Other Dwelling	1.73	1.68	1.63	1.58
	Total	**2.28**	**2.21**	**2.14**	**2.07**
		2011	2016	2021	2026
	Single Dwelling	2.09	1.98	1.87	1.80
	Multiple Dwelling	1.95	1.84	1.74	1.65
	Other Dwelling	1.63	1.54	1.45	1.38
	Total	**2.05**	**1.93**	**1.83**	**1.74**

4.2.8 Floor area and jobs

(1) Table 4.2.8.1 outlines the average number of jobs per floor area for different types of non-residential development. We note that the assumptions are uniform across the Mareeba Shire Council area.

Table 4.2.8.1 Average job numbers per GFA

PIP projection category	Employment ratio (m^2 per Employee)
Retail	20
Commercial	25
Industrial	110
Other	N/A

4.2.9 PIP Projection Categories

(1) Tables 4.2.9.1 and 4.2.9.2 identify the relationship between the residential and non-residential planning scheme land uses and the PIP projection categories used in Tables 4.2.11.1, 4.2.11.2, 4.2.11.3 and 4.2.11.4.

Table 4.2.9.1 PIP projection categories and residential planning scheme land uses

PIP projection category	Queensland Planning Provision use
Single dwelling	*Caretakers Accommodation* *Dwelling House* *Dwelling Unit*
Multiple dwelling	*Dual Occupancy* *Multiple Dwelling* *Relocatable Home Park* *Retirement Facility*
Other dwelling	*Community Residence* *Hostel* *Hotel* *Non-resident Workforce Accommodation* *Residential Care Facility* *Short-term Accommodation* *Resort Complex* *Retirement Facility*

	Rooming Accommodation *Rural Workers' Accommodation*

Table 4.2.9.2 PIP projection categories and non-residential planning scheme land use

PIP projection category	Queensland Planning Provision use
Retail	*Adult Store* *Market* *Roadside Stall* *Service Station* *Shop* *Shopping Centre*
Commercial	*Agricultural Supplies Store* *Bar* *Brothel* *Bulk Landscaping Supplies* *Car Wash* *Food and Drink Outlet* *Function Facility* *Funeral Parlour* *Garden Centre* *Hardware and Trade Supplies* *Home Based Business* *Indoor Sport & Recreation* *Nightclub Entertainment Facility* *Office* *Outdoor Sales* *Outdoor Sport & Recreation* *Sales Office* *Showroom* *Theatre* *Tourist Attraction* *Tourist Park* *Veterinary Services* *Warehouse* *Wholesale Nursery* *Winery*
Industrial	*Aquaculture* *Extractive Industry* *High Impact Industry* *Intensive Animal Husbandry* *Intensive Horticulture* *Low Impact Industry* *Marine Industry* *Medium Impact Industry* *Special Industry* *Research and technology Industry* *Rural Industry* *Service Industry* *Transport Depot*
Community Purposes	*Parking Station* *Cemetery* *Child care centre* *Community Residence* *Community Use* *Crematorium* *Educational Establishment*

	Emergency Services *Health Care Services* *Hospital* *Major Sport, Recreation and Entertainment Facility* *Place of Worship* *Telecommunications Facility*
Other	*Air Services* *Animal Husbandry* *Animal Keeping* *Cropping* *Detention Facility* *Environment Facility* *Landing* *Major Electricity Infrastructure* *Motor Sport Facility* *Nature-based Tourism* *Outstation* *Park* *Permanent Plantation* *Port Services* *Renewable Energy Facility* *Substation* *Utility Installation*

4.2.10 Population and employment

(1) Projections of population and employment growth expected to occur within local government area are contained in Tables 4.2.10.1 – 4.2.10.4, these projections are a direct transfer from the 4 former Shire Council's Planning Assumptions and Priority Infrastructure Areas that have been previously signed off by the State Government (Attachments 1 - 4).

Table 4.2.10.1 Existing and projected population

PIA locality	PIP projection category	Existing and projected population					
		2008	2011	2016	2021	2026	Ultimate development (capacity)
CHILLAGOE	Single dwelling	220	250	263	276	293	293
	Multiple dwelling	11	12	13	14	15	15
	Other dwelling	6	7	7	8	8	8
	Total	**237**	**269**	**283**	**298**	**316**	**316**
DIMBULAH	Single dwelling	377	421	440	458	481	481
	Multiple dwelling	19	21	22	23	24	24
	Other dwelling	11	12	13	13	14	14
	Total	**407**	**454**	**475**	**494**	**519**	**519**
KURANDA	Single dwelling	1,595	1,731	1,783	1,835	1,903	2,809
	Multiple dwelling	80	87	89	92	95	141
	Other dwelling	45	49	51	52	54	80
	Total	**1,720**	**1,867**	**1,923**	**1,979**	**2,052**	**3,029**
MAREEBA	Single dwelling	6,747	7,646	8,040	8,428	8,921	12,659
	Multiple dwelling	337	382	402	421	446	638
	Other dwelling	192	218	229	240	254	373
	Total	**7,276**	**8,246**	**8,671**	**9,089**	**9,621**	**13,670**
Total PIA	Single dwelling	8,939	10,048	10,526	10,997	11,598	5,671
	Multiple dwelling	447	502	526	550	580	396
	Other dwelling	254	286	300	313	330	223
	Total	**9,640**	**10,836**	**11,352**	**11,860**	**12,508**	**6,290**
Total outside PIA (serviced or to be serviced)	Single dwelling	-	8,061	8,211	5,154	8,121	-
	Multiple dwelling	-	421	388	400	400	-
	Other dwelling	-	214	209	205	210	-
	Total	-	**8,696**	**8,808**	**8,759**	**8,731**	-
Total for area of Planning Scheme	Single dwelling	-	18,109	18,737	16,151	19,719	-
	Multiple dwelling	-	923	914	950	980	-
	Other dwelling	-	500	509	518	540	-
	Total	**-**	**19,532**	**20,160**	**20,619**	**21,239**	-

Table 4.2.10.2 Existing and projected dwellings and land area

PIA locality	PIP projection category	Existing and projected dwellings and land area (net developable ha)					
		2008	2011	2016	2021	2026	Ultimate development (capacity)
CHILLAGOE	Single dwelling	91	107	116	125	137	137
	Multiple dwelling	6	7	8	9	10	10
	Other dwelling	4	4	4	5	5	5
	Total	**101 (16.8ha)**	**118 (19.7ha)**	**128 (21.3ha)**	**139 (23.2ha)**	**152 (23.4ha)**	**152 (23.4ha)**
DIMBULAH	Single dwelling	157	180	194	208	226	226
	Multiple dwelling	11	13	13	14	16	16
	Other dwelling	6	7	7	8	9	9
	Total	**174 (29ha)**	**200 (33.3ha)**	**215 (35.8ha)**	**230 (38.3ha)**	**250 (41.7ha)**	**250 (41.7ha)**
KURANDA	Single dwelling	662	740	786	833	892	1,221
	Multiple dwelling	46	51	55	58	62	94
	Other dwelling	25	28	30	32	34	53
	Total	**734 (261.9ha)**	**820 (291.8ha)**	**870 (307.5ha)**	**923 (324.2ha)**	**989 (328.1ha)**	**1,368 (456ha)**
MAREEBA	Single dwelling	3,270	3,543	3,826	4,183	4,416	5,943
	Multiple dwelling	227	246	266	290	308	414
	Other dwelling	126	136	147	161	175	236
	Total	**3,623 (580.1ha)**	**3,925 (628.5ha)**	**4,239 (678.8ha)**	**4,634 (729.3ha)**	**4,899 (496.9ha)**	**6,593 (496.9ha)**
Total PIA	Single dwelling	4,180	4,570	4,922	5,349	5,671	5,671
	Multiple dwelling	290	317	342	371	396	396
	Other dwelling	161	175	188	206	223	223
	Total	**4,632**	**5,063**	**5,452**	**5,926**	**6,290**	**6,290**
Total outside PIA (serviced or to be serviced)	Single dwelling	-	4,974	5,118	5,346	5,432	
	Multiple dwelling	-	324	333	361	358	
	Other dwelling	-	209	216	224	217	
	Total	**-**	**5,507**	**5,667**	**5,931**	**6,007**	
Total urban (above categories)	Single dwelling	**-**	9,544	10,040	10,695	11,103	
	Multiple dwelling	**-**	641	675	732	754	
	Other dwelling	**-**	384	404	430	440	
	Total	**-**	**10,570**	**11,119**	**11,857**	**12,297**	

Please note: Infill development in already developed areas have been factored into all of the above projections, however, if exceeding the demand generation rates (Table 4.2.11.1), then an adjusted rate will be applicable for contributions.

Table 4.2.10.3 Existing and projected employment

PIA locality	PIP projection category	Existing and projected employees					
		2008	2011	2016	2021	2026	Ultimate development (capacity)
CHILLAGOE	Retail	52	56	57	59	60	60
	Commercial	17	18	19	19	20	20
	Industrial	0	0	0	0	0	0
	Community purposes	11	12	12	12	13	13
	Other	0	0	0	0	0	0
	Total	**80**	**86**	**88**	**90**	**93**	**93**
DIMBULAH	Retail	88	94	96	98	101	101
	Commercial	29	31	32	32	33	33
	Industrial	16	18	18	18	19	19
	Community purposes	18	20	20	21	21	21
	Other	0	0	0	0	0	0
	Total	**151**	**162**	**166**	**170**	**175**	**175**
KURANDA	Retail	371	398	408	417	430	430
	Commercial	122	130	134	137	141	141
	Industrial	8	9	9	9	10	10
	Community purposes	78	84	86	88	90	90
	Other	0	0	0	0	0	0
	Total	**579**	**621**	**636**	**651**	**671**	**671**
MAREEBA	Retail	1,576	1,689	1,729	1,769	1,824	2,188
	Commercial	516	553	567	580	598	624
	Industrial	798	855	876	896	924	1,200
	Community purposes	331	354	363	371	383	398
	Other	0	0	0	0	0	0
	Total	**3,220**	**3,452**	**3,534**	**3,616**	**3,728**	**4,410**
Total PIA	Retail	2,087	2,237	2,290	2,343	2,415	NA
	Commercial	684	732	752	768	792	NA
	Industrial	822	882	903	923	953	NA
	Community purposes	438	470	481	492	507	NA
	Other	0	0	0	0	0	NA
	Total	**4,030**	**4,320**	**4,424**	**4,527**	**4,667**	**NA**

PIA locality	PIP projection category	Existing and projected employees					
		2008	2011	2016	2021	2026	Ultimate development (capacity)
Total outside PIA	Retail	0	0	0	0	0	509
	Commercial	0	0	0	0	0	81
	Industrial	0	0	0	0	0	313
	Community purposes	0	0	0	0	0	30
	Other	0	0	0	0	0	0
	Total	**0**	**0**	**0**	**0**	**0**	**933**
Total planning scheme area	Retail	2,087	2,237	2,290	2,343	2,415	-
	Commercial	684	732	752	768	792	-
	Industrial	822	882	903	923	953	-
	Community purposes	438	470	481	492	507	-
	Other	0	0	0	0	0	-
	Total	**2,087**	**2,237**	**2,290**	**2,343**	**2,415**	**-**

Table 4.2.10.4 Existing and projected non-residential floor space and land area

PIA locality	PIP projection category	Existing and projected non-residential floor space and land area (net developable ha)					
		2008	2011	2016	2021	2026	Ultimate development (capacity)
CHILLAGOE	Retail	1,043	1,118	1,145	1,172	1,208	1,208
	Commercial	427	458	469	480	495	495
	Industrial	0	0	0	0	0	0
	Community purposes	NA	NA	NA	NA	NA	NA
	Other	NA	NA	NA	NA	NA	NA
	Total	**1,471**	**1,577**	**1,614**	**1,652**	**1,703**	**1,703**
DIMBULAH	Retail	1,753	1,879	1,924	1,969	2,029	2,029
	Commercial	718	770	788	806	831	831
	Industrial	1,810	1,940	1,986	2,032	2,095	2,095
	Community purposes	NA	NA	NA	NA	NA	NA
	Other	NA	NA	NA	NA	NA	NA
	Total	**4,280**	**4,588**	**4,698**	**4,807**	**4,955**	**4,955**
KURANDA	Retail	7,429	7,964	8,154	8,343	8,600	8,600
	Commercial	3,043	3,262	3,339	3,417	3,522	3,522
	Industrial	905	970	993	1,016	1,047	1,047
	Community purposes	NA	NA	NA	NA	NA	NA
	Other	NA	NA	NA	NA	NA	NA
	Total	**11,377**	**12,195**	**12,486**	**12,776** (+1,399)	**13,170** (+1,793)	**13,170** (+1,793)

PIA locality	PIP projection category	Existing and projected non-residential floor space and land area (net developable ha)					
		2008	2011	2016	2021	2026	Ultimate development (capacity)
MAREEBA	Retail	31,511	33,778	34,585	35,386	36,479	43,758
	Commercial	12,905	13,834	14,164	14,492	14,940	15,589
	Industrial	87,765	94,079	96,325	98,558	101,601	131,380
	Community purposes	NA	NA	NA	NA	NA	NA
	Other	NA	NA	NA	NA	NA	NA
	Total	**132,182**	**141,691**	**145,074**	**148,436**	**153,019**	**190,727**
Total PIA	Retail	41,736	44,739	45,808	46,870	48,316	N/A
	Commercial	17,093	18,324	18,760	19,195	19,788	N/A
	Industrial	90,480	96,989	99,304	101,606	104,743	N/A
	Community purposes	N/A	N/A	N/A	N/A	N/A	N/A
	Other	N/A	N/A	N/A	N/A	N/A	N/A
	Total	**149,310**	**160,051**	**163,872**	**167,671**	**172,847**	N/A
Total outside PIA	Retail	0	0	0	0	0	12,141
	Commercial	0	0	0	0	0	3,446
	Industrial	0	0	0	0	0	57,605
	Community purposes	N/A	N/A	N/A	N/A	N/A	N/A
	Other	N/A	N/A	N/A	N/A	N/A	N/A
	Total	0	0	0	0	0	**73,192**
Total planning scheme area	Retail	41,736	44,739	45,808	46,870	48,316	-
	Commercial	17,093	18,324	18,760	19,195	19,788	-
	Industrial	90,480	96,989	99,304	101,606	104,743	-
	Community purposes	N/A	N/A	N/A	N/A	N/A	-
	Other	N/A	N/A	N/A	N/A	N/A	-
	Total	**149,310**	**160,051**	**163,872**	**167,671**	**172,847**	-

Please note: Infill development in already developed areas have been factored into all of the above projections, however, if exceeding the demand generation rates (Table 4.2.11.1), then an adjusted rate will be applicable for contributions.

4.2.11 Demand generation

4.2.11.1 Demand rates

(1) Table 4.2.11.1.1 stipulates the level of average demand each use type has on trunk infrastructure networks.

Table 4.2.11.1.1 Demand rates for the Mareeba Shire

Planning scheme identification		Demand rate				
Zone	Precinct	Water Supply (EP / net dev ha)	Sewerage (EP / net dev ha)	Stormwater (Imp area / net dev ha)	Transport (trips / net dev ha)	Public Parks and Land for Community Facilities (Persons / net dev ha)
Rural Residential	*4000m^2 Precinct* *1ha Precinct* *2ha Precinct*	*4.7EP / ha* *2.1EP / ha* *1.05EP / ha* *N/A*	*N/A*	*No Worsening*	*18.9 / dev ha* *9.45 / dev ha* *4.75 / dev ha*	*N/A*
Emerging Community		*Demand Rates consistent with Low density residential (sewered) or in accordance with approved Structure Plan*				
Low density residential	*All Sewered Precincts*	*15.75EP / ha*	*15.75EP / ha*	*50%*	*71 trips / dev ha*	*15.75EP / ha*
Low density residential	*All Unsewered Precincts*	*15.75EP / ha*	*N/A*	*50%*	*71 trips / dev ha*	*15.75EP / ha*
Medium density residential	*All Sewered Precincts*	*46.2EP / ha*	*46.2EP / ha*	*60%*	*82 trips / dev ha*	*46.2EP / ha*
Centre	*All Precincts*	*277EP / ha*	*277EP / ha*	*90%*	*624 trips / dev ha*	*N/A*
Industry	*Trades & Services*	*47EP / ha*	*47EP / ha*	*80%*	*260 trips / dev ha*	*N/A*
Industry	*General*	*47EP / ha*	*47EP / ha*	*80%*	*260 trips / dev ha*	*N/A*
Industry	*Heavy*	*47EP / ha*	*47EP / ha*	*80%*	*260 trips / dev ha*	*N/A*
Community Facilities		*31.7EP / ha*	*31.7EP / ha*	*No Worsening*	*180 trips / dev ha*	*31.7EP / ha*
Recreation & Open space		*N/A*	*N/A*	*No Worsening*	*N/A*	*N/A*
Conservation		*N/A*	*N/A*	*No Worsening*	*N/A*	*N/A*

4.2.11.2 Development and demand generation rates

Table 4.2.11.2.1 identifies the assumed demand generation rates for reconfiguring a lot, a material change of use of premises, or carrying out building work.

Table 4.2.11.2.1 Demand generation rates

Planning scheme area identification & land use				Assumed demand generation rates				
				Water supply units of demand	Sewerage units of demand	Transport units of demand	Stormwater units of demand	Public parks and land for community facilities units of demand
Use	Zone	Planning scheme use type	Use intensity	Demand Ratio	Demand Ratio	Trips	Impervious area / ha	Demand Ratio
Residential uses	Low density residential	Detached house	Detached house and lot	1.0	1.0	9	5000m^2	1.0
	Medium density residential	Attached House Duplex	1 bed unit	0.5	0.6	5	6000m^2	0.5
			2 bed unit	0.7	0.8	7	6000m^2	0.7
			3 bed or more	1.0	1.0	9	6000m^2	1.0
		Attached house retirement village	1 bed unit	0.5	0.6	5	6000m^2	0.5
			2 bed unit	0.7	0.8	7	6000m^2	0.7
			3 bed or more	1.0	1.0	9	6000m^2	1.0
		Attached house Conventional multi-unit	1 bed unit	0.5	0.6	5	6000m^2	0.5
			2 bed unit	0.7	0.8	7	6000m^2	0.7
			3 bed or more	1.0	1.0	9	6000m^2	1.0
Industrial uses	100m^2 use area			0.03	0.03	5	8000m^2	0.03
Retail uses	100m^2 use area			1.0	1.0	10	8500m^2	1.0
Commercial uses	100m^2 use area			1.0	1.0	10	9500m^2	1.0

4.3 Priority infrastructure area

(1) The Priority Infrastructure Area (PIA) is the area where Council has determined that suitable and adequate development infrastructure exists, or where it can be provided most efficiently.

(2) The Priority Infrastructure Area (PIA) identifies the area where Mareeba Shire Council gives priority to provide trunk infrastructure for urban development up to 2026

(3) The Priority Infrastructure Areas (PIA) are limited to the following urban areas within the Mareeba Shire:
- Chillagoe
- Dimbulah
- Kuranda
- Mareeba

4.4 Desired Standards of Service (DSS)

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

4.4.1 Water supply network desired standards of service

Table 4.4.1: Water Supply Network DSS

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Reliability / Continuity of Supply	All development receive a reliable supply of potable water, with minimal interruptions to their service.	▪ All sections of the reticulation network shall receive a residual pressure of at least 22m during the 'maximum hour' demand, and the system should be capable of supplying water for six (6) consecutive 'maximum hours'. ▪ The system should have sufficient capacity to refill all reservoirs from empty to full within 5 days of continuous operation during 'average day' demand conditions. ▪ Each reservoir in the system should have a net positive inflow, and should be capable of continuous operation during 'mean day maximum month' demand conditions. ▪ FNQROC Development Manual, as amended. ▪ Wet Tropics Management Plan 1998.

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)

Adequacy of Supply	All development is provided with a water supply which is adequate for the intended use.
	
	Minimum static pressure (meters head) and/or flow (litres/second) at connection.
		▪ The reticulation system should be capable of providing simultaneously a fire-fighting flow of 30L/S for 4 hours in commercial areas and 15L/S for 2 hours in residential areas.
		▪ During fire-fighting demands the residual pressure at any point in the reticulation network should not drop below 12m.
		▪ The Average Daily consumption and peaking factors for the design of Water Supply Schemes shall be as follows:
		  ▪ Average Daily Consumption (AD) 500 litre / person / day
		  ▪ Mean Day max Month (MDMM) 1.50 x AD
		  ▪ Peak Day (PD) 2.25 x AD
		  ▪ Peak Hour (PH) 1/12 x PD
		  ▪ The Maximum head in the reticulation system should be limited to below 60 metres.

Quality of Supply	Provide a uniform water quality in accordance with recognised standards which safeguards community health and is free from objectionable taste and odour.	▪ National Health and Medical Research Local Government Australian Drinking Water Guidelines ▪ Drinking water should be clear, colourless, adequately aerated and have no discernible taste or odour. It should be free from suspended matter or turbidity, pathogenic organisms and harmful chemical substances.
Environmental Impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	▪ Compliance with all environmental licenses and environmental management plans under the *Water Act 2000* and the *Environmental Protection Act 1994.* ▪ Wet Tropics Management Plan 1998.

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
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.	▪ System Leakage Management Plan *(Chapter 3, Part 3, Division 1A Water Act 2000)* ▪ A.S.C. System Loss Management Plan
Infrastructure Design / Planning Standards	Design of the water supply network will comply with established codes and standards	▪ Water Services Association of Australia – WSA 03 – 2002 – Water Supply Code of Australia ▪ Australian Drinking Water Guidelines - National Health and Medical Research Council ▪ Planning Guidelines for Water Supply and Sewerage - Department of Natural Resources and Water ▪ FNQROC Development Manual, as amended.

4.4.2 Sewerage network desired standards of service

Table 4.4.2: Sewerage Network DSS

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Reliability	All lots have access to a reliable sewerage collection, conveyance, treatment and disposal system.	▪ The "average dry weather flow" (ADWF) shall be limited to 275 L / EP / day. ▪ The design flow adopted shall be limited to (4xADWF). ▪ The sewer capacity at design flow should not exceed 0.75 x diameter of sewer. ▪ FNQROC Development Manual, as amended.
Quality of Treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	▪ Compliance with all environmental licenses and environmental management plans under the *Water Act 2000* and the *Environmental Protection (Water) Policy 1997* ▪ Queensland *Water Quality* Guidelines 2006 – Environmental Protection Agency ▪ National Water Quality Guidelines – National Water Quality Management Strategy.
Environmental Impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	▪ Compliance with all environmental licenses and environmental management plans under the *Water Act 2000* and the *Environmental Protection (Water) Policy 1997*
Inflow / Infiltration	Ensure infiltration and inflow in the sewerage collection and transportation system remains within industry acceptable limits	▪ Compliance with all environmental licenses and environmental management plans under the *Water Act 2000* and the *Environmental Protection (Water) Policy 1997*
Effluent Re-use	Reuse effluent wherever possible.	▪ Compliance with all environmental licenses and environmental management plans under the *Water Act 2000* and the *Environmental Protection (Water) Policy 1997*

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
		▪ *Guidelines for Sewerage Systems – Reclaimed Water – February 2000* ▪ *Queensland Water Recycling Guidelines – December 2005*
Infrastructure Design / Planning Standards	Design of the sewerage network will comply with established codes and standards	▪ Section D7 Sewerage System Design Guidelines of the Development Manual Planning Scheme Policy. ▪ Department of Natural Resources Planning Guidelines for Water Supply and Sewerage ▪ Water Services Association of Australia – WSA 02 – 2002 – Sewerage Code of Australia ▪ Water Services Association of Australia – WSA 04 – 2005 – Sewerage Pumping Station Code of Australia ▪ FNQROC Development Manual, as amended.

4.4.3 Stormwater network desired standards of service

Table 4.4.3: Stormwater Network DSS

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Quantity	Collect and convey the design storm event 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.	▪ Department of Natural Resources and Water – *Queensland Urban Drainage Manual* ▪ FNQROC Development Manual, ▪ Australian Rainfall and Runoff, ▪ Natural Channel Design Guidelines.
Quality	The water quality of urban catchments and waterways are managed to protect and enhance environmental values and pose no health risk to the community, and water quality of urban catchments and waterways consider provision of sufficient space in waterway corridors to accommodate wetlands and stormwater quality improvement devices.	▪ Provide sufficient space in waterway corridors to accommodate wetlands and stormwater quality improvement devices. ▪ Design cross road structures to provide the appropriate level of flood immunity. ▪ Queensland Water Quality Guidelines 2006 – Environmental Protection Agency ▪ Queensland Waterway Guideline ▪ National Water Quality Guidelines – National Water Quality Management Strategy ▪ Fisheries Act 1994 and Fisheries Regulation 2008. ▪ Fish Habitat Guideline FHG 003 – Fisheries Guidelines for Fish Habitat Buffer Zones
Environmental Impacts	Adopt water sensitive urban design practices and on site water quality management to achieve EPA water quality objectives	▪ Environmental Protection Agency requirements (section 42 Environmental Protection (Water) Policy 1997) ▪ Fisheries Act 1994. ▪ Queensland Waterway Guideline ▪ Employ water sensitive urban design criteria to maximise on-site quantity and quality treatment and limit discharges off site. ▪ Employ (NO net-worsening) criteria on all new development or redevelopment site.

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Infrastructure Design / Planning Standards	Design of the stormwater network will comply with established codes and standards	▪ FNQROC Development Design Standards ▪ Design Guidelines set out in Sections D4 and D5 of the Development Manual Planning Scheme Policy. ▪ Queensland Urban Drainage Manual - Department of Natural Resources and Water ▪ FNQROC Development Manual, ▪ Australian Rainfall and Runoff, and ▪ Natural Channel Design Guidelines requirements.

4.4.4 Transport network desired standards of service

Table 4.4.4: Transport Network DSS

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Road Network Design / Planning Standards	The road network provides a functional urban and rural hierarchy and freight routes which support settlement patterns and commercial and economic activities. Design of the road system will comply with established codes and standards	▪ FNQROC Development Manual ▪ *Road Planning and Design Manual* - Department of Transport and Main Roads ▪ Australian Standards ▪ AUSTROADS guidelines
Public Transport Design / Planning Standards	New urban development is designed to achieve safe walking distance to existing or potential bus stops or existing or proposed demand-responsive public transport routes.	▪ Design accords with the Performance Criteria set by Department of Transport and Main Roads ▪ AUSTROADS guides for road-based public transport and high occupancy vehicles
Cycleways and Pathways Design / Planning Standards	Cycleways and pathways provide a safe and convenient network which encourages walking and cycling as acceptable alternatives. Design of the network will comply with established codes and standards.	▪ Australian Standards ▪ 'AUSTROADS Guide to Road Design – Part 6A: Pedestrian and Cycle Paths' ▪ Queensland Cycle Strategy 2011-2021 ▪ 'Complete Streets'

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

Table 4.4.5: Public Parks and Land for Community Facilities DSS

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Functional Network	A network of parks and community land is established to provide for the full range of recreational and sporting activities and pursuits.	▪ Parks and Community Land is provided at a Local, District and LGA Wide Level ▪ Parks and community land addresses the needs of both recreation and sport. ▪ Nature conservation is also provided for but not part of the charging regime.
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	▪ Accessibility criteria are identified in **Table 4.4.5.1**.
Land Quality / Suitability ▪ **Area / 1000 persons** ▪ **Minimum size** ▪ **Maximum grade** ▪ **Flood immunity**	Public parks will be provided to a standard which supports a diverse range of recreational, sporting and health promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope and has an acceptable level of flood immunity.	▪ The rate of public park provision is identified in **Table 4.4.5.2.** ▪ The size for public parks is identified in **Table 4.4.5.3.** ▪ The maximum gradient for public parks is identified in **Table 4.4.5.4.** ▪ The minimum flood immunity for public parks is identified in **Table 4.4.5.5.**
Embellishments	Public parks contain a range of embellishments to complement the type and use of the park.	▪ Standard embellishments for each type of park are identified in **Table 4.4.5.6.**
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.	▪ Australian Standards; ▪ FNQROC Development Manual

Table 4.4.5.1: Accessibility standard

Infrastructure Type	Accessibility Standard		
	Local	District	Area of Planning Scheme
Recreation park	Park or node[2] within 500 m safe walking distance.	Park or node within 2-5 km.	Park / precinct based on specific feature or location – serves whole of planning scheme area.
Sport park	No formal provision	Sporting Park within 5-10 km of residential and village areas.	1-3 Parks serves whole of area for regional competition or is base for competition within area.

Table 4.4.5.2: Rate of land provision

Infrastructure Type	Rate of provision (Ha / 1000 people)		
	Local	District	Area of Planning Scheme
Recreation park	1.5 Ha	1.0 Ha	0.5 Ha
Sport park	N/A	1.0 Ha	0.4 Ha

Table 4.4.5.3: Size of parks and community land

Infrastructure Type	Size (Ha)		
	Local	District	Area of Planning Scheme
Recreation park	1.5 Ha (2.0 Ha if a node)	2 Ha usable area	More than 5 Ha
Sport park	No formal provision	5 Ha minimum	5-10 Ha

Table 4.4.5.4: Maximum desired grade

Infrastructure Type	Maximum Gradient		
	Local	District	Area of Planning Scheme
Recreation park	1:20 for main use area 1:6 for remainder	1:20 for main use area, variable for remainder	1:20 for use areas Variable for remainder
Sport park	N/A	1:50 for field and court areas 1:10 for remainder	1:50 for all playing surfaces

Table 4.4.5.5: Minimum desired flood immunity for parks

Infrastructure Type	Minimum flood immunity (%)								
	Local			District			Area of Planning Scheme		
Flood Immunity	>20% AEP	>2% AEP	>1% AEP	>20% AEP	>2% AEP	>1% AEP	>20% AEP	>2% AEP	>1% AEP
Recreation park	25%	75%	0%	0%	90%	10%	50%	40%	10%
Sport park	N/A	N/A	N/A	0%	90%	10%	50%	40%	10%

[2] Node is an area within a higher level park or within other open space (e.g. a waterway corridor) that is developed for play and picnic use.

Table 4.4.5.6: Standard facilities / embellishments for parks

Embellishment type	Recreation parks			Sport parks	
	Local	**District**	**Area of Planning Scheme**	**District**	**Area of Planning Scheme**
Internal Roads	N/A	N/A	If needed	N/A	Network as required
Parking	On street	Off street unless sufficient on-street available	Off street or dedicated on street parking, possibly in several locations	Off street parking provided as central hubs to facilities	Off street parking provided as central hubs to facilities
Fencing / Bollards	Bollards to prevent car access	Bollards to prevent car access	Range of fencing, boundary definition styles as appropriate to location	Bollards to prevent car access	Fencing and bollards to control access to site as well as limiting internal traffic access to fields and facilities.
Lighting	Safety lighting provided by street lights	For car park, toilets, youth space and picnic area	For car park, toilets, picnic areas and active recreation facilities	For car park, toilets, security lighting for buildings. Field lighting responsibility.	For car park, toilets, security lighting for buildings. Field lighting responsibility.
Toilet	Generally not provided	Usually provided	Provided	Provided if not being provided as part of club facilities	Provided by clubs as part of club facilities
Paths (pedestrian / cycle)	On footpath and providing access to boundary	Paths and links to park and within park	Internal links to facilities	Bikeway links to park. Internal links to facilities	Internal links to facilities
Shade structures	Shade from trees or structures provided for play areas and picnic node	Built shade for play and picnic facilities if insufficient natural shade	Shade for picnic facilities and all use nodes. Combination of natural and built.	Perimeter shade from appropriate tree species.	Perimeter shade from appropriate tree species.
Seating, tables and BBQ	1-2 tables 2+ seats BBQ's normally	2+ sheltered tables 4+ seats BBQ's usually provided	Multiple picnic nodes, BBQ's and	Not provided except as recreation nodes.	Not provided except as recreation nodes.

Embellishment type	Recreation parks			Sport parks	
	not provided		shelters provided	2-4 perimeter seats	2 perimeter seats per field
Taps / irrigation	1-2 drinking taps / fountains	2+ drinking fountains for picnic areas. Taps near active recreation areas.	In ground irrigation for landscaped areas. Drinking fountains and taps provided at picnic and active nodes.	Taps located on built facilities and near fields.	In ground irrigation for fields. Taps located on built facilities and 1 per field
Bins	Provided	Provided	Provided	Provided	Provided
Landscaping (including earthworks, irrigation, and revegetation)	Ornamental plantings. Shade species. Buffer plantings with other nodes.	Enhancement plantings and shade plantings along with screening and buffers.	Significant works including plantings, features and public art.	Planted buffer areas adjacent to residential areas. Screening / buffer plantings for recreation nodes.	Planted buffer areas adjacent to residential areas. Screening / buffer plantings for recreation nodes.
Playgrounds	1 play event provided	Larger playground multiple play events provided.	Large playgrounds and possibly multiple locations.	Not provided except as part of recreation node.	Not provided except as part of recreation node.
Youth active and informal facilities		Youth active facilities provided - court, bike tracks, youth space etc.	Youth active facilities provided - court, bike tracks, youth space etc.	Not provided except as public access to sporting fields	Not provided except as public access to sporting fields or as dedicated facility (e.g. skate park)

4.5 Plans for trunk infrastructure

(1) The plans for trunk infrastructure identify the existing and proposed trunk infrastructure networks intended to service the assumed development at the desired standard of service stated in the PIP.

(2) The Plans for Trunk Infrastructure are identified in Schedule 3 of the Priority Infrastructure Plan (PIP) along with the respective PIA areas and identified infrastructure works schedules.

Table 4.5.1: Water supply network schedule of works

Column 1 Trunk infrastructure	Column 2 Estimated timing	Column 3 Establishment cost
Byrnes St Water Main Replacement Stage 1	2017	$500,000.00
Mareeba Water Treatment Plant - Replace filter media No1, 2 & 3 filters (Renewal)	2017	$70,000.00
Kuranda Water Treatment Plant - Replace filter media No 1,2 & 3 filters (Renewal)	2017	$25,000.00
Mareeba and Kuranda Water Treatment Plant - Replace turbidity meters	2017	$100,000.00
Byrnes St Water Main Replacement Stage 2	2018	$500,000.00
Hilltop Close Reservoir Relining	2018	$200,000.00
Kuranda Water Reticulation - Replace water main on Rob Veivers(Renewal)	2018	$80,000.00
Byrnes St Water Main Replacement Stage 3	2019	$500,000.00
Wylandra Water Booster Pump Station/Extra Variable Speed Drive	2020	$50,000.00
Byrnes St Water Main Replacement Stage 4	2020	$500,000.00
Emerald End Road Water Reservoir and associated pipework to connect to network	2021	$3,000,000.00
Masons Road Reservoir and Booster Pump Station Upgrade	2024	$780,000.00
Replace Chillagoe Water Reservoir (renewal)	2025	$750,000.00
Slade St Water Main (Mareeba) Replace water main (Renewal)	2025	$55,000.00
Gibbons Lane Main (Mareeba) - replace fatigued main (Renewal)	2025	$50,000.00
Dimbulah Water Treatment Plant Filter Media Replacement	2025	$20,000.00
Duplicate Warril Drive Reservoir and Booster Pump	2026	$300,000.00
Water Reticulation Pipe Network Renewal	2026	$150,000.00
Dimbulah Reticulation Network Renewal	2026	$100,000.00
Warril Drive Reservoir Relining	2026	$200,000.00
TOTAL		**$7,930,000.00**

Table 4.5.2: Sewerage network schedule of works

Column 1 Trunk infrastructure	Column 2 Estimated timing	Column 3 Establishment cost
Mareeba Wastewater Treatment Plant Refurbishment	2017	$3,200,000.00
Kuranda WWTP SBMS Dosing Shed and Temporary SMBS Shed	2017	$15,000.00
New Hastie Road Wastewater Pump Station and Pipework including Ceola Drive, Robins St and Palm Close. Stage 1	Cost split over two years 2018-2019	$1,200,000.00
Upgrade Keneally Road Pump Stations and Pipework Stage 1	Cost split over two years 2019-2020	$800,000.00
Kuranda Sewage Treatment Plant - Develop environmental impact monitoring program	2019	$10,000.00
Develop water quality objectives and site specific reference values for Two Mile Creek	2019	$50,000.00
Upgrade Barang St Pump Station	2020	$1,500,000.00
Kuranda Pump Stations, New standby generators*4 (Upgrade)	2022	$120,000.00
SCADA and Telemetry Upgrade	2022	$35,000.00
Sewerage Pump Station Renewals	2022	$200,000.00
Mareeba Sewer Relining	2023	$400,000.00
Mareeba Sewer Relining	2024	$400,000.00
Mareeba Sewer Relining	2025	$400,000.00
Sewerage Pump Station Renewals	2026	$200,000.00
Mareeba Sewer Relining	2026	$400,000.00
TOTAL		**$8,930,000.00**

Table 4.5.3: Stormwater network schedule of works

Column 1 Trunk infrastructure	Column 2 Estimated timing	Column 3 Establishment cost
Vaughan Street, Mareeba. Drainage Improvement.	2019	$220,000.00
Seary Road, Mareeba. Drainage Renewal.	2020	$70,000.00
Casey St, Mareeba. Drainage Improvement.	2021	$30,000.00
Atherton Street, Mareeba. Drainage Improvement.	2022	$330,000.00
Tower Street, Chillagoe. Drainage improvement.	2024	$250,000.00
TOTAL		**$900,000.00**

Table 4.5.4: Transport network schedule of works

Column 1 Trunk infrastructure	Column 2 Estimated timing	Column 3 Establishment cost
Doyle Street, Mareeba. Extend seal to K&C Keeble St to Jasper St.	2017	$110,000.00
Rob Veivers Drive , Kuranda. Rehabilitate Pavement and Widen.	2017	$490,000.00
Thongon St, Kuranda. Replace K&C and construct parking indent along frontage of Foodworks.	2017	$60,000.00
Doyle Street, Mareeba. Extend seal to K&C Jasper St to Riordan St.	2017	$110,000.00
Davies Park, Mareeba. Car Park Design	2017	$15,000.00
Dimbulah Community Centre. Provision of on-street sealed parking area for up to 22 cars, Footpath from K&C to Community Centre.	2017	$50,000.00
Barang Street/Rob Veivers Drive, Kuranda. Upgrade of intersection to include Channelised right turn pocket.	2018	$90,000.00
Chewko Road, Mareeba. Widen and Seal to 8.5m.	2018	$280,000.00
Cater Road, Mareeba. Single Lane Bitumen Seal 4.5m wide .	2018	$90,000.00
Raleigh St, Dimbulah. Rehabilitate Pavement.	2018	$40,000.00
Davies Park, Mareeba. Car Park Construction	2018	$110,000.00
Stephens Street , Dimbulah. Rehabilitate Pavement.	2019	$210,000.00
Bowers St, Mareeba. Rehabilitate pavement both lanes Asphalt overlay.	2019	$570,000.00
Barron Falls Road, Kuranda . Bus Shelter.	2019	$80,000.00
Moorong St Kuranda. Reconfigure Car Park.	2019	$50,000.00
Barang Street , Kuranda. Widen and upgrade to collector street standard.	2020	$390,000.00
Egan Street, Mareeba. Widening of seal Loudon St to Langton Av. LHS - 285m.	2020	$80,000.00
Vaughan St, Mareeba. Bus Shelter.	2020	$110,000.00
Raleigh St, Dimbulah. Carpark Improvement	2020	$165,000.00
Barang Street/Thongon Street, Kuranda. Upgrade intersection to a roundabout.	2021	$170,000.00
Thongon Street/Coondoo Street , Kuranda. Upgrade intersection to a roundabout.	2021	$170,000.00
Royes Street, Mareeba. Stage 1 - of project to seal between bitumen and kerb full length - 650m - Stage 1 will be for 300m.	2021	$200,000.00
Coondoo Street, Kuranda. Coondoo Street reduced to 10km/hr. Shared zone between Therwine Street and Thongon Street .	2022	$520,000.00
Coondoo Street, Kuranda. Reconfigured to 2-way system between Rob Veivers Drive and Therwine Street.	2023	$230,000.00
Fraser Road, Mt Molloy. Bitumen Seal to 6.5m including K&C and Crossovers.	2023	$170,000.00
Masterston Street, Mutchilba. Sealing of pavement west of Mutchilba Cash Store in Masterston St.	2024	$230,000.00
Peters Street, Mareeba. Seal kerb to kerb from Constance-Gully -95m. Northern Side Only.	2024	$40,000.00
Monty Street, Kuranda. Reconfigure intersection of Monty Street and Barron Falls Road.	2024	$60,000.00

Column 1 Trunk infrastructure	Column 2 Estimated timing	Column 3 Establishment cost
Eccles Street, Mareeba. Seal kerb to kerb from Walsh to Macrae Street - 200m.	2024	$110,000.00
Dickson Street, Mareeba. Extend seal to K&C .	2024	$70,000.00
Iluka Street, Mareeba. Seal kerb to kerb from Lerra to Peters St - 280m and replace K&C Sections Between Ch 0.330-0.410.	2025	$130,000.00
Mammino St, Mareeba. Seal gravel shoulders between Mareeba Connection Rd & Smallwood St. Eastern side only.	2025	$120,000.00
Petersen Street, Mareeba. Seal existing gravel shoulders between Walsh to Emsley St..	2025	$170,000.00
Bentley Street, Biboohra. Widen throat of intersection with Bilwon Road.	2025	$20,000.00
75 - 79 Ward Street, Mareeba. Seal the unsealed portion of the shoulder between 75 and 79 Ward Street.	2025	$20,000.00
James Street, Mareeba. Seal kerb to kerb and additional kerb & channel from Salihe Av to McIver Rd.	2025	$70,000.00
Martin Avenue, Mareeba. Seal existing gravel shoulders between Jamieson and Bailey Street.	2026	$60,000.00
Moffatt Street, Mareeba. Seal kerb to kerb from Basalt-Loudon - 95m Extend extent of works to include section of Loudon Street (Van Park Side) Approx. 30 m².	2026	$60,000.00
Sales Floor Street, Mareeba. Widen and Seal to 13m wide.	2026	$80,000.00
Sales Floor Street , Mareeba. Rehabilitate Pavement and Reseal.	2026	$80,000.00
Doyle Street, Mareeba. Extend seal to K&C Emmerson St to Keeble St.	2026	$30,000.00
Park Avenue, Dimbulah. 150m kerb and channel to connect to existing K&C.	2026	$20,000.00
Borland Street, Mareeba. Seal Kerb to Kerb.	2026	$220,000.00
TOTAL		**$6,150,000.00**

Table 4.5.5: Parks and land for community facilities schedule of works

Column 1 Trunk infrastructure	Column 2 Estimated timing	Column 3 Establishment cost
Mareeba Heritage & Visitor Information Centre - Tourist Signage	2016	$20,000.00
Install Tourist Trail Map and Signage	2016	$20,000.00
Mareeba Swimming Pool - Extend carpark	2016	$55,000.00
Byrne St Irrigation, Mareeba	2016	$25,000.00
Coondoo St Irrigation, Kuranda	2016	$25,000.00
Bicentennial Lakes Water Quality Improvement, Mareeba	2016	$35,000.00
Centenary Park Soft-fall renewal, Kuranda	2016	$25,000.00
Centenary Park Soft-fall renewal, Mareeba	2016	$10,000.00
Hall Park Soft-fall renewal, Dimbulah	2016	$25,000.00

Column 1 Trunk infrastructure	Column 2 Estimated timing	Column 3 Establishment cost
Anzac Park Footpath renewal and fence upgrade, Mareeba	2016	$55,000.00
Chillagoe Park Upgrade, Chillagoe	2016	$25,000.00
Dog Off Leash Area New Dog Off Leash Area, Mareeba	2016	$10,000.00
Sunbird Reserve New Playground, Mareeba	2016	$95,000.00
Mareeba Cemetery Statue for Angel's Rest	2016	$5,000.00
Mareeba Swimming Pool Media Filter tanks x 2 - Rusted Chlorine filter tanks needs replacing	2016	$165,000.00
Arnold Park, Mareeba, Power Upgrade	2017	$40,000.00
Cemetery Lawn Beams and Mausoleum Wall	2017	$80,000.00
Jensen Park Soft-fall Renewal, Mareeba	2018	$20,000.00
Cemetery Lawn Beams and Mausoleum Wall	2018	$80,000.00
Cemetery Lawn Beams and Mausoleum Wall	2019	$80,000.00
Cemetery Lawn Beams and Mausoleum Wall	2020	$80,000.00
Cemetery Lawn Beams and Mausoleum Wall	2021	$80,000.00
Cemetery Lawn Beams and Mausoleum Wall	2022	$80,000.00
Cemetery Lawn Beams and Mausoleum Wall	2023	$80,000.00
Cemetery Lawn Beams and Mausoleum Wall	2024	$80,000.00
Cemetery Lawn Beams and Mausoleum Wall	2025	$80,000.00
Cemetery Lawn Beams and Mausoleum Wall	2026	$80,000.00
TBC. Design and construct leachate treatment pond to treat leachate to Trade Waste Category 2 Standard.	2026	$400,000.00
Develop a Waste Strategy for all Mareeba Shire Council waste assets	2026	$165,000.00
Mareeba Landfill - Groundwater Monitoring Program Review and Development	2026	$11,000.00
Mareeba Landfill - Design a post closure gas collection and treatment system	2026	$110,000.00
Mareeba Landfill - construct sediment and erosion control structures using existing designs.	2026	$150,000.00
Site Development Plans for Chillagoe and Almaden Waste Disposal Facilities	2026	$25,000.00
Post Closure Care Plans for Irvinebank, Julatten, Mt Molloy, Mt Carbine and Mareeba Sanitary Depot	2026	$45,000.00
Mareeba Landfill Access	2026	$116,000.00
TOTAL		**$2,477,000.00**

Editor's note - Extrinsic material

The documents identified in the following table assist in the interpretation of the PIP, and are extrinsic material under the Statutory Instruments Act 1992.

Table 4.5.6: Extrinsic material

Title of document	Date	Author or organisation who prepared document	Other relevant information
Tablelands Regional Council 'Adopted Infrastructure Charges Resolution	24 June 2011	Tablelands Regional Council (TRC)	The Council resolution was made due to the recommendations made by the Infrastructure Charges Taskforce.
"Tablelands Sport and Recreation Plan" (Final Report).	June 2010	Strategic Leisure Group	The study / report was used to assist in the formulation of the DSS & the PFTI for Public parks and land for community facilities.
Tablelands Transport networks Plan	December 2009	Flanagan Consulting Group (FCG)	Prepared on behalf of the Department of Transport and Main Roads (DTMR)
"Mareeba Shire Planning Scheme Priority Infrastructure Plan Assumptions and Priority Infrastructure Area"	Version 1.2 (22 July 2010)	Tablelands Regional Council	Mareeba Planning Assumptions and Priority Infrastructure Areas were signed off by the Minister 1 June 2011 and used within this document.
Mareeba STP Planning Report	26 June 2007	Maunsell / Aecom Pty Ltd	The study / report was used to assist in the formulation of the Mareeba Waste water investigations.
Mareeba Retail and Business Strategy (Final Report)	April 2009	Access Economics Pty Ltd	The study / report was used to inform the Planning assumptions.
Mareeba Water & Wastewater Investigations, Network Models & PFTI	Jan 2011	SKM & TRC	The study / report was used to directly inform the PFTI
TRC PIP - Report on Establishment costs for PFTI and economic analysis for completion Mareeba, Atherton & Eacham PIP's	April 2011	RPS & TRC	The study / report was used to directly inform the PFTI

4.6 Definitions

Table 4.6.1: Definitions

Term	Definition
Base date	The date from which a local government has estimated its projected infrastructure demands and costs.
Demand unit	Demand units provide a standard unit of measurement to express demand on a trunk infrastructure network.
Net developable area	The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulphate soils, conservation land, flood affected land or steep slope. Note – For the purpose of a PIP net developable area is usually measured in hectares, net developable hectares (net dev ha).
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 *South East Queensland (Distributor Retailer Restructure) Water Act 2009.*
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Projection area/s	Area or areas within a local government area for which a local government carries out demand growth projections.
Service catchment	A service catchment is an area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas. For example: • stormwater network service catchments can be delineated to align with watershed boundaries • open space network service catchment can be determined using local government accessibility standards • water network service catchments can be established as the area serviced by a particular reservoir.
Ultimate development	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.
Urban purposes	Urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.

4.7 Abbreviations

Table 4.7.1: Abbreviations

DSS	desired standard of service
PFTI	plans for trunk infrastructure
PIP	priority infrastructure plan
PIA	priority infrastructure area

Part 5 Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

(1) development that is prohibited, exempt or requires self, compliance, code or impact assessment

(2) the level of assessment for development in:
  (a) a zone and, where used, a precinct of a zone
  (b) a local plan and, where used, a precinct of a local plan
  (c) an overlay where used

(3) the assessment criteria for development, including:
  (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment criteria' column)
  (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment criteria' column)
  (c) if there is an overlay:
    (i) whether an overlay code applies (shown in **Table 5.10.1**) or
    (ii) whether the assessment criteria as shown on the overlay map (noted in the 'assessment criteria' column) applies
  (d) any other applicable code(s) (shown in the 'assessment criteria' column)

(4) any variation to the level of assessment (shown as an 'if' in the 'level of assessment' column) that applies to the development.

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

Editor's note—Examples of a variation are gross floor area, height, numbers of people or precinct provisions.

5.3 Levels of assessment

5.3.1 Process for determining the level of assessment

The process for determining a level of assessment is:

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

(2) for all development, identify the following:
  (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2
  (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2
  (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2

(3) determine if the development has a prescribed level of assessment, by reference to the tables in section 5.4 Prescribed levels of assessment

(4) if the development is not listed in the tables in section 5.4 Prescribed levels of assessment, determine the initial level of assessment by reference to the tables in:
- section 5.5 Levels of assessment—Material change of use
- section 5.6 Levels of assessment—Reconfiguring a lot
- section 5.7 Levels of assessment—Building work
- section 5.8 Levels of assessment—Operational work

(5) a precinct of a zone may change the level of assessment and this will be shown in the 'level of assessment' column of the tables in sections 5.5, 5.6, 5.7 and 5.8

(6) if a local plan applies refer to the table(s) in section 5.9 Levels of assessment—Local plans, to determine if the local plan changes the level of assessment for the zone

(7) if a precinct of a local plan changes the level of assessment this is to be shown in the 'level of assessment' column of the table(s) in section 5.9

(8) if an overlay applies refer to section 5.10 Levels of assessment—Overlays, to determine if the overlay further changes the level of assessment.

5.3.2 Determining the level of assessment

(1) A material change of use is impact assessable:
  (a) unless the table of assessment states otherwise
  (b) if a use is not listed or defined
  (c) unless otherwise prescribed in the Act or the Regulation.

(2) Reconfiguring a lot is code assessable unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.

(3) Building work and operational work are exempt development, unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.

(4) Where development is proposed on premises included in more than one zone, local plan or overlay, the level of assessment is the highest level for each aspect of the development under each of the applicable zones, local plans or overlays.

(5) Where development is proposed on premises partly affected by an overlay, the level of assessment for the overlay only relates to the part of the premises affected by the overlay.

(6) For the purposes of Schedule 4, Table 2, item 2 of the Regulation, an overlay does not apply to the premises if the development meets the self-assessable acceptable outcomes of the relevant overlay code.

(7) If development is identified as having a different level of assessment under a zone than under a local plan or an overlay, the highest level of assessment applies as follows:
  (a) self-assessable prevails over exempt
  (b) compliance assessment prevails over self-assessable and exempt
  (c) code assessable prevails over self-assessable and exempt
  (d) impact assessable prevails over code, self-assessable and exempt.

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

(8) Despite sub-subsections 5.3.2(4) and (7) above, a level of assessment in a local plan overrides a level of assessment in a zone and a level of assessment in an overlay overrides a level of assessment in a zone or local plan.

(9) Provisions of Part 10 may override any of the above.

(10) State prescribed levels of assessment identified in Part 5, section 5.4, override all other levels of assessment for that development, with the exception of the Act or the Regulation.

(11) Despite all of the above, if development is listed as prohibited development under Schedule 1 of the Act, a development application can not be made.

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

5.3.3 Determining the assessment criteria

(1) The following rules apply in determining assessment criteria for each level of assessment.

(2) Self-assessable development:
- (a) is to be assessed against all the identified self-assessable acceptable outcomes of the applicable code(s) identified in the assessment criteria column
- (b) that complies with the self-assessable acceptable outcomes of the applicable code(s) complies with the code(s)
- (c) that does not comply with one or more identified self-assessable acceptable outcomes of the applicable code(s) becomes code assessable development unless otherwise specified.

(3) Development requiring compliance assessment:
- (a) is to be assessed against all the identified compliance outcomes of the applicable code(s) identified in the assessment criteria column
- (b) that complies with, or is conditioned to comply with, the compliance outcome(s) complies with the code(s).

(4) Code assessable development:
- (a) is to be assessed against all the applicable codes identified in the assessment criteria column
- (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2)(c), should:
  - (i) be assessed against the assessment criteria for the development application, limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)(c)
  - (ii) comply with all self-assessable acceptable outcomes identified in sub-section 5.3.3(2)(a), other than those mentioned in sub-section 5.3.3(2)(c)
- (c) that complies with:
  - (i) the purpose and overall outcomes of the code complies with the code
  - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code
- (d) is to have regard to the purposes of any instrument containing an applicable code.

Note—In relation to section 5.3.3(4)(d) above, and in regard to section 313(3)(d) of the Act, the strategic framework is considered to be the purpose of the instrument containing an applicable code.

(5) Impact assessable development:
- (a) is to be assessed against all identified code(s) in the assessment criteria column (where relevant)
- (b) is to be assessed against the planning scheme, to the extent relevant.

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

5.4 Prescribed levels of assessment

For the development specified in the 'use', 'zone' or 'development' columns, the levels of assessment are prescribed.

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

Use	Level of assessment	Assessment criteria
Community residence	**Self-assessment**	
	If in a Residential zone or Residential zone category or a Rural residential zone	9.2.1 Community residence code 9.4.3 Parking and access code 9.4.5 Works, services and infrastructure code

Table 5.4.2—Prescribed levels of assessment: reconfiguring a lot

Zone	Level of assessment	Assessment criteria
Residential zone category or industry zone category	**Compliance assessment**	
	Subdivision of one lot into two lots (and associated operational work) if compliance assessment is required under Schedule 18 of the Regulation	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

Table 5.4.3—Prescribed levels of assessment: building work

Table not used

Table 5.4.4—Prescribed levels of assessment: operational work

Zone	Level of assessment	Assessment criteria
Residential zone category or industry zone category	**Compliance assessment**	
	Operational work associated with reconfiguring a lot requiring compliance assessment under Schedule 18 of the Regulation	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

Table 5.4.5—Prescribed levels of assessment: overlays

Table not used.

5.5 Levels of assessment—Material change of use

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

Table 5.5.1—Centre zone

Use	Level of assessment	Assessment criteria
Adult store	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) within an existing building; (c) no external building work, other than minor building work, is involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) the distance between the boundary of the land occupied by a sensitive land use and the entrance of a proposed adult store is the greater of the following: (i) more than 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or (ii) more than 100 metres measured in a straight line.	Commercial activities code Centre zone code
Agricultural supplies store	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	

Use	Level of assessment	Assessment criteria
	Code assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; and (c) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Car wash	**Exempt**	
	If for a temporary use.	
	Code assessment	
	If: (a) not exempt; and (b) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Caretaker's accommodation	**Code assessment**	
		Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Child care centre	**Code assessment**	
		Centre zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Club	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) within an existing building; (c) no external building work is involved; (d) not adjoining land in the Low density residential zone or Medium density residential zone; and (e) there is no reduction in the number of existing car parking spaces on the site.	Centre zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If: (a) not self-assessable; and (b) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Community care centre	**Code assessment**	
		Centre zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Community use	**Exempt**	
	If for a temporary use; or If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; and (d) there is no reduction in the number of existing car parking spaces on the site.	
	Code assessment	
	If not exempt.	Centre zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Dual occupancy	**Code assessment**	
	If located on a level of a building above the ground floor level.	Centre zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Dwelling house	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) involving minor building work.	Centre zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Dwelling unit	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) development is located on a level of a building above the ground floor level.	Centre zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
	Code assessment	
	If not self-assessable.	Centre zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Educational establishment	**Exempt**	
	If for a temporary use; or If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; and (d) there is no reduction in the number of existing car parking spaces on the site.	
	Code assessment	
	If not exempt.	Centre zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Emergency services	**Code assessment**	
	If not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Food and drink outlet	**Exempt**	
	If for a temporary use; or If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; and (d) there is no reduction in the number of existing car parking spaces on the site.	

Use	Level of assessment	Assessment criteria
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; (c) the gross floor area does not exceed 1,000m^2; and (d) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Function facility	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; (c) the gross floor area does not exceed 1,000m^2; and (d) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If: (a) not self-assessable; and (b) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Funeral parlour	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; and (d) there is no reduction in the number of existing car parking spaces on the site.	
	Self-assessment	
	If: (a) not exempt; (b) if complying with the relevant self-assessable outcomes; (c) the gross floor area does not exceed 1,000m^2; and (d) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Garden centre	**Exempt**	
	If for a temporary use; or If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	
	Code assessment	
	If: (a) not exempt; and (b) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Hardware and trade supplies	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; (c) the gross floor area does not exceed 1,000m^2; and (d) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If: (a) not self-assessable; and (b) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Health care services	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	

Use	Level of assessment	Assessment criteria
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; (c) the gross floor area does not exceed 1,000m^2; and (d) not adjoining land in the Low density residential zone or Medium density residential zone..	Centre zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Centre zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Home based business	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; and (d) there is no reduction in the number of existing car parking spaces on the site.	
	Self-assessment	
	If: (a) not exempt; and (b) complying with the relevant self-assessable outcomes.	Centre zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Centre zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Hostel	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	
	Code assessment	
	If not exempt.	Centre zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Hotel	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	
	Code assessment	
	If: (a) not exempt; and (b) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Indoor sport and recreation	**Exempt**	
	If for a temporary use.	

Use	Level of assessment	Assessment criteria
	Code assessment	
	If not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Sport and recreation activities code Landscaping code Parking and access code Works, services and infrastructure code
Low impact industry	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	
	Code assessment	
	If not exempt.	Centre zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
Major sport, recreation and entertainment facility	**Exempt**	
	If for a temporary use.	
Market	**Exempt**	
	If for a temporary use.	
Multiple dwelling	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) located on a level of a building above the ground floor level.	Centre zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If: (a) not complying with the relevant self-assessable outcomes; and (b) located on a level of a building above the ground floor level.	Centre zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Nightclub	**Code assessment**	
	If not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Office	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; and (d) there is no reduction in the number of existing car parking spaces on the site.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; and (c) the gross floor area does not exceed 1,000m^2.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Outdoor sales	**Exempt**	
	If for a temporary use.	
	Code assessment	
	If not exempt.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Outdoor sport and recreation	**Exempt**	
	If for a temporary use.	
Park	**Exempt**	
Parking station	**Exempt**	
	If for a temporary use.	

Use	Level of assessment	Assessment criteria
	Self-assessment	
	If: (a) complying with the relevant self-assessable outcomes; (b) at ground level; and (c) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If: (a) not self-assessable; and (b) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Place of worship	**Exempt**	
	If for a temporary use; or If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	
	Code assessment	
	If not exempt.	Centre zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Service industry	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; (c) the gross floor area does not exceed 1,000m^2; and (d) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Centre zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
Shop	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	

Use	Level of assessment	Assessment criteria
	Self-assessment	
	If: (a) complying with the relevant self-assessable outcomes; (b) the gross floor area does not exceed 1,000m^2; and (c) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Shopping centre	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	
	Self-assessment	
	If: (a) complying with the relevant self-assessable outcomes; (b) the gross floor area does not exceed 1,000m^2; and (c) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If: (a) not self-assessable; and (b) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Short term accommodation	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	
	Code assessment	
	If not exempt.	Centre zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Showroom	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; (c) the gross floor area does not exceed 1,000m^2; and (d) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
	Code assessment	
	If: (a) not self-assessable; and (b) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Substation	**Exempt**	
Telecommunications facility	**Code assessment**	
	If not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Energy and infrastructure activities code Landscaping code Parking and access code Works, services and infrastructure code
Theatre	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; (c) the gross floor area does not exceed 1,000m^2; and (d) not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Tourist attraction	**Exempt**	
	If for a temporary use.	

Use	Level of assessment	Assessment criteria
	Code assessment	
	If not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Utility installation	**Exempt**	
	If not: (a) sewerage treatment plant; or (b) waste transfer station; or (c) waste management facility,	
Veterinary services	**Code assessment**	
		Centre zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Warehouse	**Code assessment**	
	If complying with AO5.1 and AO5.2 of the Centre zone code	Centre zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
Wholesale nursery	**Exempt**	
	If for a temporary use.	
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Table 5.5.2—Community facilities zone

Use	Level of assessment	Assessment criteria
Caretaker's accommodation	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Community facilities zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Community facilities zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Car wash	**Exempt**	
	If for a temporary use.	
Cemetery	**Exempt**	
	If on land designated as a cemetery reserve.	
Child care centre	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) an extension of an existing establishment; and (c) no greater than 400m^2 total gross floor area.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Club	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) not involving building work.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Community care centre	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) an extension of an existing establishment; and (c) no greater than a cumulative Community care centre gross floor area of 400m^2.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Community residence	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) an extension of an existing establishment; and (c) no greater than a cumulative Community residence gross floor area of 400m^2.	Community facilities zone code Community residence code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Community use	**Exempt**	
	If for a temporary use.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; (c) an extension of an existing establishment; and (d) no greater than a cumulative gross floor area of 400m^2.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Educational establishment	**Exempt**	
	If for a temporary use.	

Use	Level of assessment	Assessment criteria
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; and (c) an extension of an existing establishment;	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Emergency services	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) an extension of an existing establishment; and (c) no greater than a cumulative Emergency services gross floor area of 400m^2.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Food and drink outlet	**Exempt**	
	If for a temporary use.	
Garden centre	**Exempt**	
	If for a temporary use.	
Health care services	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) an extension of an existing establishment; and (c) no greater than a cumulative Health care services gross floor area of 400m^2.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Hospital	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) an extension of an existing establishment.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Indoor sport and recreation	**Exempt**	
	If for a temporary use.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; and (c) an extension of an existing establishment.	Community facilities zone code Sport and recreation activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Community facilities zone code Sport and recreation activities code Landscaping code Parking and access code Works, services and infrastructure code
Major sport, recreation and entertainment facility	**Exempt**	
	If for a temporary use.	
Market	**Exempt**	
	If for a temporary use.	
Office	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) associated with an existing use; and (c) no greater than 100m^2 cumulative Office gross floor area.	Community facilities zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Community facilities zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Outdoor sales	**Exempt**	
	If for a temporary use.	
Outdoor sport and recreation	**Exempt**	
	If for a temporary use.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; (c) not involving outdoor lighting; and (d) an extension of an existing establishment.	Community facilities zone code Sport and recreation activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Park	**Exempt**	
Parking station	**Exempt**	
	If for a temporary use.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes: and (c) at ground level.	Community facilities zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Community facilities zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Place of worship	**Exempt**	
	If for a temporary use.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; and (c) an extension of an existing establishment.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
	Code assessment	
	If not self-assessable.	Community facilities zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Residential care facility	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) if an extension of an existing establishment.	Community facilities zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Community facilities zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Retirement facility	**Code assessment**	
		Community facilities zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Substation	**Exempt**	
	If not within 100 metres of an existing house.	
	Code assessment	
	If not exempt.	Community facilities zone code Energy and infrastructure activities code Landscaping code Parking and access code Works, services and infrastructure code
Theatre	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) an extension of an existing establishment.	Community facilities zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Community facilities zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Tourist attraction	**Exempt**	
	If for a temporary use.	
Utility installation	**Exempt**	
	If not: (a) sewerage treatment plant; or (b) waste transfer station; or (c) waste management facility.	
Wholesale nursery	**Exempt**	
	If for a temporary use.	
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme.

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Table 5.5.3—Conservation zone

Use	Level of assessment	Assessment criteria
Caretaker's accommodation	**Code assessment**	
		Conservation zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Community use	**Code assessment**	
	If no greater than 200m^2 cumulative Community use gross floor area.	Conservation zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Educational establishment	**Code assessment**	
	If: (a) for outdoor educational centre; and (b) no greater than 250m^2 gross floor area.	Conservation zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Environment facility	**Exempt**	
Food and drink outlet	**Exempt**	
	If for a temporary use.	
Nature based tourism	**Code assessment**	
	If: (a) not exceeding one accommodation unit; and (b) no greater than 100m^2 cumulative Nature based tourism gross floor area.	Conservation zone code Landscaping code Parking and access code Works, services and infrastructure code
Park	**Exempt**	
Permanent plantation	**Exempt**	
Utility installation	**Exempt**	
	If not: (a) sewerage treatment plant; or (b) waste transfer station; or (c) waste management facility.	
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme.

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Table 5.5.4—Emerging community zone

Use	Level of assessment	Assessment criteria
Animal husbandry	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) on a lot greater than 2 hectares.	Emerging community zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Emerging community zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
Cropping	**Code assessment**	
	If not forestry for wood production.	Emerging community zone code Rural activities code Works, services and infrastructure code
Dwelling house	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Emerging community zone code Accommodation activities code Parking and access code
	Code assessment	
	If not self-assessable.	Emerging community zone code Accommodation activities code Parking and access code Works, services and infrastructure code
Food and drink outlet	**Exempt**	
	If for a temporary use.	
Home based business	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Emerging community zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Emerging community zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Park	**Exempt**	

Use	Level of assessment	Assessment criteria
Sales office	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Emerging community zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Emerging community zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Substation	**Exempt**	
	If not within 100 metres of an existing dwelling or accommodation unit.	
	Code assessment	
	If not exempt.	Emerging community zone code Energy and infrastructure activities code Landscaping code Parking and access code Works, services and infrastructure code
Utility installation	**Exempt**	
	If not: (a) sewerage treatment plant; or (b) waste transfer station; or (c) waste management facilities.	
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Table 5.5.5—Industry zone

Use	Level of assessment	Assessment criteria
Adult store	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) within an existing building; (c) no external building work, other than minor building work, is involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) the distance between the boundary of the land occupied by a sensitive use and the entrance of a proposed adult store is the greater of the following: (i) more than 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or (ii) more than 100 metres measured in a straight line.	Industry zone code Commercial activities code Landscaping code
	Code assessment	
	If not self-assessable	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Agricultural supplies store	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; and (d) there is no reduction in the number of existing car parking spaces on the site.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; and (c) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
	Code assessment	
	If not self-assessable.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Aquaculture	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; and (d) there is no reduction in the number of existing car parking spaces on the site.	
	Code assessment	
	If: (a) not exempt; and (b) all vessels used for the containment or cultivation of aquatic animals or plants are located within a building.	Industry zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
Bulk landscape supplies	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) within the General industry precinct or Heavy industry precinct; and (c) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable	Industry zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
Caretaker's accommodation	**Code assessment**	
		Industry zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Car wash	**Code assessment**	
	If not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Emergency services	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; and (c) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Industry zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Food and drink outlet	**Exempt**	
	If for a temporary use.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; (c) the cumulative Food and drink outlet gross floor area does not exceed 100m^2; and (d) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
	Code assessment	
	If not self-assessable.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Garden centre	**Code assessment**	
	If not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Hardware and trade supplies	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; and (c) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If: (a) not self-assessable; and (b) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
High impact industry	**Code assessment**	
	If: (a) within the Heavy industry precinct; and (b) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Indoor sports and recreation	**Code assessment**	
	If not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Sport and recreation activities code Landscaping code Parking and access code Works, services and infrastructure code
Low impact industry	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; and (d) there is no reduction in the number of existing car parking spaces on the site.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; and (c) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Industry zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
Medium impact industry	**Exempt**	
	If: (a) within the General industry precinct or Heavy industry precinct; (b) within an existing building; (c) no external building work, other than minor building work, is involved; (d) no operational works are involved; (e) there is no reduction in the number of existing car parking spaces on the site; and (f) not adjoining land in the Low density residential zone or Medium density residential zone.	

Use	Level of assessment	Assessment criteria
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; (c) within the General industry or Heavy industry precinct; and (d) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If: (a) not self-assessable; and (b) not in the Trades and services precinct.	Industry zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
Outdoor sales	**Code assessment**	
		Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Park	**Exempt**	
Research and technology industry	**Code assessment**	
	If: (a) within the Heavy industry precinct; and (b) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
Rural industry	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	

Use	Level of assessment	Assessment criteria
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; and (c) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If: (a) not self-assessable; and (b) not in the Trades and services precinct.	Industry zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
Sales office	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Service industry	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; and (d) there is no reduction in the number of existing car parking spaces on the site.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; and (c) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
	Code assessment	
	If not self-assessable.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Service station	**Code assessment**	
	If not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Showroom	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; (c) the cumulative Showroom gross floor area does not exceed 1,000m^2; and (d) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Substation	**Exempt**	

Use	Level of assessment	Assessment criteria
Telecommunications facility	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Energy and infrastructure activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Industry zone code Energy and infrastructure activities code Landscaping code Parking and access code Works, services and infrastructure code
Transport depot	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) within the General industry precinct or Heavy industry precinct; and (c) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not: (a) self-assessable; (b) adjoining land in the Low density residential zone or Medium density residential zone; and (c) in the Trades and services precinct.	Industry zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
Utility installation	**Exempt**	
	If not: (a) sewerage treatment plant; or (b) waste transfer station; or (c) waste management facility.	
Veterinary services	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) located in the Trades and services precinct.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
	Code assessment	
	If: (a) not complying with the relevant self-assessable outcomes; and (b) located in the Trades and services precinct.	Industry zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Warehouse	**Exempt**	
	If: (a) within an existing building; (b) no external building work, other than minor building work, is involved; (c) no operational works are involved; (d) there is no reduction in the number of existing car parking spaces on the site; and (e) not adjoining land in the Low density residential zone or Medium density residential zone.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; and (c) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If: (a) not self-assessable; and (b) not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
Wholesale nursery	**Code assessment**	
	If not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure 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 level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Table 5.5.6—Low density residential zone

Use	Level of assessment	Assessment criteria
Community residence	**Code Assessment**	
	If not self-assessable	Low density residential zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Dual occupancy	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) established on a lot greater than or equal to 1,000m^2 in area.	Low density residential zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Low density residential zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Dwelling house	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Low density residential zone code Accommodation activities code Parking and access code
	Code assessment	
	If not self-assessable.	Low density residential zone code Accommodation activities code Parking and access code Works, services and infrastructure code
Food and drink outlet	**Exempt**	
	If for a temporary use.	
Home based business	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Low density residential zone code Accommodation activities code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
	Code assessment	
	If not self-assessable.	Low density residential zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Park	**Exempt**	
Residential care facility	**Code assessment**	
	If established on a lot greater than or equal to 4,000m^2 in area.	Low density residential zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Retirement facility	**Code assessment**	
	If established on a lot greater than or equal to 4,000m^2 in area.	Low density residential zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Sales office	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Low density residential zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Low density residential zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Utility installation	**Exempt**	
	If not: (a) sewerage treatment plant; or (b) waste transfer station; or (c) waste management facility.	
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

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Table 5.5.7—Medium density residential zone

Use	Level of assessment	Assessment criteria
Child care centre	**Code assessment**	
	If established on a lot greater than or equal to 1,200m^2 in area.	Medium density residential zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Community residence	**Code assessment**	
	If not self-assessable.	Medium density residential zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Community use	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) the cumulative Community use gross floor area does not exceed 400m^2.	Medium density residential zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Dual occupancy	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) established on a lot greater than or equal to 600m^2 in area.	Medium density residential zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Medium density residential zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Dwelling house	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Medium density residential zone code Accommodation activities code Parking and access code
	Code assessment	
	If not self-assessable.	Medium density residential zone code Accommodation activities code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Food and drink outlet	**Exempt**	
	If for a temporary use.	
Home based business	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Medium density residential zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Medium density residential zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Multiple dwelling	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Medium density residential zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable	Medium density residential zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Park	**Exempt**	
Residential care facility	**Code assessment**	
		Medium density residential zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Retirement facility	**Code assessment**	
		Medium density residential zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Sales office	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Medium density residential zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable	Medium density residential zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Utility installation	**Exempt**	
	If not: (a) sewerage treatment plant; or (b) waste transfer station; or (c) waste management facility	
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Table 5.5.8—Recreation and open space zone

Use	Level of assessment	Assessment criteria
Caretaker's accommodation	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Recreation and open space zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Car wash	**Exempt**	
	If for a temporary use.	
Club	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) the cumulative Club gross floor area does not exceed 120m^2.	Recreation and open space zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Recreation and open space zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Community care centre	**Code assessment**	
	If the cumulative Community care centre gross floor area does not exceed 250m^2.	Recreation and open space zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Community use	**Exempt**	
	If for a temporary use.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; and (c) the cumulative Community use gross floor area does not exceed 250m^2.	Recreation and open space zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Recreation and open space zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Educational establishment	**Exempt**	
	If for a temporary use.	
Emergency services	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) the cumulative Emergency services gross floor area does not exceed 100m^2.	Recreation and open space zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Recreation and open space zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Environment facility	**Exempt**	
Food and drink outlet	**Exempt**	
	If for a temporary use.	
	Code assessment	
	If: (a) not exempt; and (b) the cumulative Food and drink outlet gross floor area does not exceed 100m^2.	Recreation and open space zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Garden centre	**Exempt**	
	If for a temporary use.	
Indoor sport and recreation	**Exempt**	
	If for a temporary use.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; and (c) the cumulative Indoor sport and recreation gross floor area does not exceed 250m^2.	Recreation and open space zone code Sport and recreation activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Recreation and open space zone code Sport and recreation activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Landing	**Exempt**	
Major sport, recreation and entertainment facility	**Exempt**	
	If for a temporary use.	
Nature-based tourism	**Exempt**	
	If for a temporary use.	
Outdoor sales	**Exempt**	
	If for a temporary use.	
Outdoor sport and recreation	**Exempt**	
	If for a temporary use.	
	Self-assessment	
	If (a) not exempt; (b) complying with the relevant self-assessable outcomes; (c) not involving outdoor lighting.	Recreation and open space zone code Sport and recreation activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Recreation and open space zone code Sport and recreation activities code Landscaping code Parking and access code Works, services and infrastructure code
Park	**Exempt**	
Parking station	**Exempt**	
	If for a temporary use.	
Place of worship	**Exempt**	
	If for a temporary use.	
Tourist attraction	**Exempt**	
	If for a temporary use.	
Utility installation	**Exempt**	
	If not: (a) sewerage treatment plant; or (b) waste transfer station; or (c) waste management facility.	
Wholesale nursery	**Exempt**	
	If for a temporary use.	
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Table 5.5.9—Rural zone

Use	Level of assessment	Assessment criteria
Agricultural supplies store	**Code assessment**	
	If located within 500 metres of land included in the Centre zone	Rural zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Animal husbandry	**Exempt**	
Animal keeping	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) involving no more than: (i) 10 horse stables; or (ii) 5 aviaries containing a total of 100 birds.	Rural zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If: (a) not self-assessable; and (b) not for a cattery or kennel.	Rural zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
Aquaculture	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Rural zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Rural zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
Caretaker's accommodation	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) on a lot greater than 60 hectares.	Rural zone code Accommodation activities code Works, services and infrastructure code
	Code assessment	
	If not self-assessable	Rural zone code Accommodation activities code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Cropping	**Exempt**	
	If not forestry for wood production.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; and (c) forestry for wood production.	Rural zone code Rural activities code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Rural zone code Rural activities code Parking and access code Works, services and infrastructure code
Dwelling house	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Rural zone code Accommodation activities code
	Code assessment	
	If not self-assessable.	Rural zone code Accommodation activities code Works, services and infrastructure code
Emergency services	**Self-assessment**	
	If (a) complying with the relevant self-assessable outcomes; and (b) the total cumulative Emergency services gross floor area does not exceed 100m^2.	Rural zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If (a) not self-assessable; and (b) the total cumulative Emergency services gross floor area does not exceed 100m^2.	Rural zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Environment facility	**Code assessment**	
	If: (a) the cumulative Environment facility roofed area including shelters, bird hides and covered decks does not exceed 200m^2; (b) not involving night lighting; and (c) located on a lot greater than 5 hectares.	Rural zone code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Extractive industry	**Code assessment**	
	If involving the expansion of an existing facility	Rural zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
Food and drink outlet	**Exempt**	
	If for a temporary use	
Home based business	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Rural zone code Accommodation activities code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Rural zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
Intensive animal industries	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) involving poultry or egg production and the number of birds does not exceed 100.	Rural zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
Intensive horticulture	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) not a mushroom farm; and (c) the use is setback a minimum of 20 metres from any property boundary.	Rural zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Rural zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
Nature-based tourism	**Exempt**	
	If for a temporary use.	

Use	Level of assessment	Assessment criteria
	Code assessment	
	If: (a) not exempt; (b) on a lot greater than 15 hectares; (c) setback 100 metres from any property boundary; (d) a maximum of 10 guests being accommodated at any one time; (e) guest accommodation is located within 200 metres of the primary dwelling house; and (f) a maximum of: (i) 2 dwellings or accommodation units in addition to the primary dwelling or accommodation unit; or (ii) 5 rooms are provided for guest accommodation in addition to the primary dwelling.	Rural zone code Parking and access code Works, services and infrastructure code
Park	**Exempt**	
Permanent plantations	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Rural zone code Rural activities code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Rural zone code Rural activities code Parking and access code Works, services and infrastructure code
Roadside stall	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; and (b) not fronting a State-controlled road.	Rural zone code Rural activities code Parking and access code
	Code assessment	
	If not self-assessable.	Rural zone code Rural activities code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Rural industry	**Exempt**	
	If: (a) involving on farm packaging and processing; and (b) cumulative Rural industry gross floor area is less than 2,000m^2.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; (c) cumulative Rural industry gross floor area is less than 2,000m^2; and (d) not servicing or retailing directly to the general public.	Rural zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Rural zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
Rural workers' accommodation	**Exempt**	
	If for a temporary use.	
	Self-assessment	
	If: (a) not exempt; (b) complying with the relevant self-assessable outcomes; and (c) on a lot greater than 60 hectares.	Rural zone code Accommodation activities code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable	Rural zone code Accommodation activities code Parking and access code Works, services and infrastructure code
Substation	**Exempt**	
Tourist attraction	**Code assessment**	
	If less than 200m^2 cumulative Tourist attraction gross floor area.	Rural zone code Landscaping code Works, services and infrastructure code
Tourist park	**Code assessment**	
	If involving the expansion of an existing tourist park	Rural zone code Accommodation activities code Landscaping code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Transport depot	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) vehicles associated with the use are registered to persons residing at the premises and are wholly contained within an area of the property not exceeding 300m^2; and (c) setback a minimum of 10 metres from any property boundary.	Rural zone code Industrial activities code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Rural zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
Utility installation	**Exempt**	
	If not: (a) sewerage treatment plant; or (b) waste transfer station; or (c) waste management facilities.	
Veterinary services	**Code assessment**	
		Rural zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Wholesale nursery	**Code assessment**	
		Rural zone code Rural activities code Landscaping code Works, services and infrastructure code
Winery	**Code assessment**	
		Rural zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure 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 level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Table 5.5.10—Rural residential zone

Use	Level of assessment	Assessment criteria
Animal husbandry	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) not within the 4,000m^2 precinct or the 1 hectare precinct; and (c) on a lot greater than 2 hectares.	Rural residential zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Rural residential zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
Animal keeping	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) not within the 4,000m^2 precinct or the 1 hectare precinct; (c) on a lot greater than 2 hectares; and (d) involving no more than: (i) 5 horse stables; or (ii) 5 aviaries containing a total of 100 birds.	Rural residential zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If: (a) not self-assessable; (b) not within the 4,000m^2 precinct or the 1 hectare precinct; and (c) not for a cattery or kennel.	Rural residential zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
Aquaculture	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Rural residential zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Rural residential zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Community residence	**Code assessment**	
	If not self-assessable.	Rural residential zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Cropping	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) not within the 4,000m^2 precinct or the 1 hectare precinct; (c) the lot is greater than 2 hectares; (d) there is no application of chemical pesticides or herbicides except by hand or hand powered spray equipment; and (e) there is no use of agricultural pumps, motors or machinery between the hours of 7.00pm to 7.00am.	Rural residential zone code Rural activities code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Rural residential zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
Dwelling house	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Rural residential zone code Accommodation activities code Parking and access code
	Code assessment	
	If not self-assessable.	Rural residential zone code Accommodation activities code Parking and access code Works, services and infrastructure code
Environment facility	**Code assessment**	
	If: (a) the Environment facility roofed area including shelters, bird hides and covered decks does not exceed a cumulative area of 200m^2; (b) does not involve night lighting; and (c) located on land with an area of at least 5 hectares.	Rural residential zone code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Emergency services	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) in the 2 hectare precinct; (c) on a lot greater than 2 hectares; and (d) the total cumulative Emergency services gross floor area does not exceed 100m^2.	Rural residential zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If: (a) not self-assessable; and (b) the total gross floor area does not exceed 100m^2.	Rural residential zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Food and drink outlet	**Exempt**	
	If for a temporary use.	
Home based business	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Rural residential zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Rural residential zone code Accommodation activities code Landscaping code Parking and access code Works, services and infrastructure code

Use	Level of assessment	Assessment criteria
Nature-based tourism	**Code assessment**	
	If (a) complying with the relevant self-assessable outcomes; (b) in the 2 hectare precinct; (c) on a lot greater than 2 hectares; (d) the total gross floor area does not exceed 100m^2; (e) setback 100 metres from any property boundary; (f) a maximum of 8 guests being accommodated at any one time; (g) guest accommodation is located within 100 metres of the primary dwelling house; and (h) a maximum of: (i) 2 dwellings or accommodation units in addition to the primary dwelling or accommodation unit; or (ii) 5 rooms are provided for guest accommodation in addition to the primary dwelling.	Rural residential zone code Landscaping code Parking and access code Works, services and infrastructure code
Park	**Exempt**	
Sales office	**Self-assessment**	
	If complying with the relevant self-assessable outcomes.	Rural residential zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Rural residential zone code Commercial activities code Landscaping code Parking and access code Works, services and infrastructure code
Substation	**Exempt**	
	If not within 100 metres of an existing Dwelling house.	

Use	Level of assessment	Assessment criteria
	Code assessment	
	If not exempt.	Rural residential zone code Energy and infrastructure activities code Landscaping code Parking and access code Works, services and infrastructure code
Transport depot	**Self-assessment**	
	If: (a) complying with the relevant self-assessable outcomes; (b) not within the 4,000m^2 precinct or the 1 hectare precinct; (c) on a lot greater than 2 hectares; (d) if vehicles associated with the use are registered to persons residing at the premises and are wholly contained within an area of the property not exceeding 300m^2; and (e) setback a minimum of 10 metres from any boundary.	Rural residential zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If not self-assessable.	Rural residential zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
Utility installation	**Exempt**	
	If not: (a) sewerage treatment plant; or (b) waste transfer station; or (c) waste management facilities;	
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

5.6 Levels of assessment—Reconfiguring a lot

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

Table 5.6.1—Reconfiguring a lot

Zone	Level of assessment	Assessment criteria
Emerging community zone	**Impact assessment**	
	If not: (a) realigning the common boundaries of adjoining lots; or (b) creating an access easement.	The planning scheme
Rural residential zone	**Impact assessment**	
	If: (a) not located in the 4,000m^2 precinct, 1 hectare precinct or 2 hectare precinct; and (b) resulting in the creation of one or more additional lots.	The planning scheme
All zones other than the Emerging community zone or Rural residential zone	No change	Reconfiguring a lot code Relevant zone code Landscaping code Parking and access code Works, services and infrastructure code
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Editor's note—Also see **Table 5.4.2**— for Prescribed levels of assessment: reconfiguring a lot

5.7 Levels of assessment—Building work

Table 5.7.1—Building work

Zone	Level of assessment	Assessment criteria
All zones	**Exempt**	
	If associated with a Material change of use.	
	Self-assessment	
	If: (a) not exempt; and (b) complying with the relevant self-assessable outcomes	Relevant zone code
	Code assessment	
	If not self-assessable.	Relevant zone code
Exempt development		
Any other building work not listed in this table.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

5.8 Levels of assessment—Operational work

Table 5.8.1—Operational work

Zone	Level of assessment	Assessment criteria
All zones	**Self-assessment**	
	If: (a) involving an advertising device; and (b) complying with the relevant self-assessable outcomes.	Relevant zone code Advertising devices code
	Code assessment	
	If: (a) involving an advertising device; and (b) not self-assessable.	Relevant zone code Advertising devices code
	If operational work associated with reconfiguring a lot.	Relevant zone code Reconfiguring a lot code Works, services and infrastructure code
	If: (a) within a road reserve; and (b) not undertaken by Council.	Relevant zone code Reconfiguring a lot code Works, services and infrastructure code
	If: (a) filling or excavation of more than 1,000m^3 in the Rural zone; or (b) filling or excavation of more than 50m^3 in any other zone.	Relevant zone code Works, services and infrastructure code
Exempt assessment		
Any other operational work not listed in this table.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

5.9 Levels of assessment—Local plans

The following tables identify the levels of assessment for development in the local plans.

Table 5.9.1—Kuranda local plan: material change of use

Use	Level of assessment	Assessment criteria
Tourist attraction	**Code assessment**	
	If in the Village frame precinct and within an existing building. Note—Where development is subject to impact assessment in section 5.5, the level of assessment is **lowered** to code assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	Kuranda local plan code Secondary works codes Relevant zone code
All uses other than Tourist attraction	No change	Kuranda local plan code

Table 5.9.2—Kuranda local plan: reconfiguring a lot

Development	Level of assessment	Assessment criteria
Any reconfiguring a lot if assessable development	No change	Kuranda local plan code

Table 5.9.3—Kuranda local plan: building work

Development	Level of assessment	Assessment criteria
Any development on land within the Village heart precinct or the Village frame precinct	**Self-assessment**	
	If involving minor building alterations and additions. Note—Where development is subject to code assessment or impact assessment in sections 5.5 or 5.9, the level of assessment is **not changed** to self-assessment, despite subsection 5.3.2 (8) of the planning scheme.	Kuranda local plan code
	Code assessment	
	If not self-assessable. Note—Where development is subject to impact assessment in sections 5.5 or 5.9, the level of assessment is **not changed** to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Kuranda local plan code
Any other building work if assessable development	No change	Kuranda local plan code

Table 5.9.4—Mareeba local plan: material change of use

Use	Level of assessment	Assessment criteria
Adult store	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Agricultural supplies store	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Air services	**Self-assessment**	
	If: (a) in Mareeba Airport precinct; and (b) complying with the self-assessable provisions. Note—Where development is subject to a different level of assessment in section 5.5, the level of assessment is **changed** to self-assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	Mareeba local plan code Industry zone code Parking and access code Works, services and infrastructure code
	Code assessment	
	If: (a) in Mareeba Airport precinct; and (b) not complying with the self-assessable provisions. Note—Where development is subject to a different level of assessment in section 5.5, the level of assessment is **changed** to code assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	Mareeba local plan code Industry zone code Landscaping code Parking and access code Works, services and infrastructure code
Animal husbandry	**Code assessment**	
	If: (a) in Stable precinct; and (b) for horse stables or ancillary uses only. Note—Where development is subject to a different level of assessment in section 5.5, the level of assessment is **changed** to code assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	Mareeba local plan code Low density residential zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
Aquaculture	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Bulk landscape supplies	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Car wash	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme

Use	Level of assessment	Assessment criteria
Educational establishment	**Self-assessment**	
	If: (a) in Mareeba Airport precinct; and (b) complying with the self-assessable provisions. Note—Where development is subject to a different level of assessment in section 5.5, the level of assessment is **changed** to self-assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	Mareeba local plan code Industry zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
	Code assessment	
	If: (a) in Mareeba Airport precinct; and (b) not complying with the self-assessable provisions. Note—Where development is subject to a different level of assessment in section 5.5, the level of assessment is **changed** to code assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	Mareeba local plan code Industry zone code Community activities code Landscaping code Parking and access code Works, services and infrastructure code
Emergency services	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Food and drink outlet	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Garden centre	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Hardware and trade supplies	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
High impact industry	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Indoor sport and recreation	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Low impact industry	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Medium impact industry	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Research and technology industry	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme

Use	Level of assessment	Assessment criteria
Outdoor sales	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Service industry	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Service station	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Showroom	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Special industry	**Code assessment**	
	If in the Noxious and hazardous industry precinct. Note—Where development is subject to a different level of assessment in section 5.5, the level of assessment is **changed** to code assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	Mareeba local plan code Industry zone code Industrial activities code Landscaping code Parking and access code Works, services and infrastructure code
Transport depot	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Veterinary services	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Warehouse	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
Wholesale nursery	**Impact assessment**	
	If in the Noxious and hazardous industry precinct.	The planning scheme
All other uses	No change	Mareeba local plan code

Table 5.9.5—Mareeba local plan: reconfiguring a lot

Development	Level of assessment	Assessment criteria
Any reconfiguring a lot	**Impact assessment**	
	If in the Stables precinct	The planning scheme
Any other reconfiguring a lot if assessable development	No change	Mareeba local plan code

Table 5.9.6—Mareeba local plan: building work

Development	Level of assessment	Assessment criteria
Any building work if assessable development	No change	Mareeba local plan code

5.10 Levels of assessment—Overlays

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

Table 5.10.1—Assessment criteria for overlays

Development	Level of assessment	Assessment criteria
Agricultural land overlay		
Material change of use for Air services if servicing a property within the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**	Exempt Note—Where development is subject to a different level of assessment in sections 5.5 or 5.9, the level of assessment is **changed** to exempt pursuant to subsection 5.3.2 (8) of the planning scheme.	
Material change of use for Caretaker's accommodation if: (a) complying with the relevant self-assessable outcomes; and (b) in the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**.	Self-assessment Note—Where development is subject to a different level of assessment in sections 5.5 or 5.9, the level of assessment is **changed** to self-assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	Agricultural land overlay code Relevant zone code Accommodation activities code Works, services and infrastructure code
Material change of use for Animal keeping or Intensive animal industries if: (a) in the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**; (b) complying with the relevant self-assessable outcomes; and (c) at least 2 kilometres away from all property boundaries.	Self-assessment Note—Where development is subject to a different level of assessment in sections 5.5 or 5.9, the level of assessment is **changed** to self-assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	Agricultural land overlay code Relevant zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code
Material change of use for Rural workers accommodation if: (a) not exempt in the relevant zone; (b) complying with the relevant self-assessable outcomes; and (c) in the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**.	Self-assessment Note—Where development is subject to a different level of assessment in sections 5.5 or 5.9, the level of assessment is **changed** to self-assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	Agricultural land overlay code Relevant zone code Accommodation activities code Parking and access code Works, services and infrastructure code

Development	Level of assessment	Assessment criteria
Material change of use for Rural workers accommodation if: (a) not exempt in the relevant zone; (b) not complying with the relevant self-assessable outcomes; and (c) in the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**.	Code assessment Note—Where development is subject to a different level of assessment in sections 5.5 or 5.9, the level of assessment is **changed** to code assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	Agricultural land overlay code Relevant zone code Accommodation activities code Parking and access code Works, services and infrastructure code
Material change of use for Telecommunication facilities if: (a) in the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**; (b) buildings, structures and structures on buildings do not exceed 40 metres in height; (c) ancillary buildings associated with the use do not exceed 9m^2 gross floor area; (d) security fencing associated with the use does not exceed 2.5 metres in height; and (e) fenced area does not exceed 60m^2.	Code assessment Note—Where development is subject to a different level of assessment in sections 5.5 or 5.9, the level of assessment is **changed** to code assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	Agricultural land overlay code Relevant zone code Energy and infrastructure activities code Landscaping code Parking and access code Works, services and infrastructure code
Material change of use for Animal keeping or Intensive animal industries: (a) in the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**; and (b) not self-assessable in the Agricultural land overlay.	Impact assessment Note—Where development is subject to a different level of assessment in sections 5.5 or 5.9, the level of assessment is **changed** to impact assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	The planning scheme including the Agricultural land overlay code
Reconfiguring a lot if: (a) located in the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**; and (b) resulting in the creation of an additional lot.	Impact assessment Note—Where development is subject to a different level of assessment in sections 5.6 or 5.9, the level of assessment is **changed** to impact assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	The planning scheme including the Agricultural land overlay code

Development	Level of assessment	Assessment criteria
Any other development on land in the 'Class A' area, 'Class B' area or 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**.	No change	Agricultural land overlay code
Airport environs overlay		
Material change of use, reconfiguring a lot, building work or operational work for advertising device occurring within any of the following airport environs areas identified on the **Airport environs overlay maps (OM-002a-f)**: (a) a buffer; or (b) a light intensity area; or (c) the Obstacle Limitation Surface; or (d) an ANEF contour; or (e) a public safety area; or (f) a bird and bat strike zone.	No change	Airport environs overlay code
Bushfire hazard overlay		
Material change of use located in a Bushfire hazard area or a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** for: (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) hospital; or (f) hostel; or (g) residential care facility; or (h) retirement facility; or (i) shopping centre; or (j) tourist park; or (k) tourist attraction; or (l) development involving the bulk manufacture or storage of hazardous material.	Code assessment Note—Where development is subject to impact assessment in sections 5.5 or 5.9, the level of assessment is **not changed** to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Bushfire hazard overlay code
Any other development within a Bushfire hazard area or a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**.	No change	Bushfire hazard overlay code

Development	Level of assessment	Assessment criteria
Environmental significance overlay		
Operational work not associated with a material change of use or reconfiguring a lot where involving clearing of native vegetation in an area of 'Wildlife habitat' or 'Regulated vegetation' identified on the **Environmental significance overlay maps (OM-004a-o)**.	Code assessment Note—Where development is subject to impact assessment in sections 5.8 or 5.9, the level of assessment is **not changed** to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Environmental significance overlay code
Material change of use, building work or operational work in an area of 'Wildlife habitat' identified on the **Environmental significance overlay maps (OM-004a-o)**.	Code assessment Note—Where development is subject to impact assessment in sections 5.5, 5.7, 5.8 or 5.9, the level of assessment is **not changed** to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Environmental significance overlay code
Material change of use or operational work involving clearing of native vegetation in an area of 'Regulated vegetation' identified on the **Environmental significance overlay maps (OM-004a-o)** and where: (a) identified as not assessable development in Schedule 24 of the *Sustainable Planning Regulation 2009* or legislation as amended; or (b) involving a dwelling house and limited to clearing vegetation to the extent necessary for building a single dwelling house on a lot and any reasonably associated building or structure.	Exempt	
Material change of use involving clearing of native vegetation in an area of 'Regulated vegetation' or 'Wildlife habitat' identified on the **Environmental significance overlay maps (OM-004a-o)** and not otherwise exempt.	Code assessment Note—Where development is subject to impact assessment in sections 5.5 or 5.9, the level of assessment is **not changed** to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Environmental significance overlay code

Development	Level of assessment	Assessment criteria
Reconfiguring a lot where on a site that includes areas of 'Regulated vegetation' or 'Wildlife habitat' identified on the **Environmental significance overlay maps (OM-004a-o)**.	Code assessment Note—Where development is subject to impact assessment in sections 5.6 or 5.9, the level of assessment is **not changed** to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Environmental significance overlay code
Development whether or not involving clearing of native vegetation in a 'Protected area or 'Legally secured offset area' identified on the **Environmental significance overlay maps (OM-004a-o)**.	Impact assessment	The planning scheme including the Environmental significance overlay code
Development within: (a) a 'High ecological significance wetland' identified on the **Environmental significance overlay maps (OM-004a-o)**; or (b) 200 metres of a 'High ecological significance wetland' identified on the **Environmental significance overlay maps (OM-004a-o)**; or (c) a 'Waterway' or 'Waterway 100 metre buffer' identified on the **Environmental significance overlay maps (OM-004p-z).**	No change	Environmental significance overlay code
Extractive resources overlay		
Development: (a) where located within a 'Key resource processing area' or 'Local resource area' identified on **Extractive resources overlay map (OM-005e)**; and (b) not for operational work, Extractive industry or uses directly associated with Extractive industry.	Code assessment Note—Where development is subject to impact assessment in sections 5.5, 5.6, 5.7, 5.8 or 5.9, the level of assessment is **not changed** to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Extractive resources overlay code.

Development	Level of assessment	Assessment criteria
Material change of use for Dwelling house or Home based business involving building work within any of the following locations identified on **Extractive resources overlay map (OM-005e)**: (a) a 'Key resource separation area'; or (b) a 'Local resource separation area'; or (c) 100 metres of the cadastral road boundary of a 'Key resource transport route'.	Code assessment Note—Where development is subject to impact assessment in sections 5.5 or 5.9, the level of assessment is **not changed** to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Extractive resources overlay code.
Any other development within any of the following locations identified on **Extractive resources overlay map (OM-005e)**: (a) a 'Key resource processing area'; or (b) a 'Local resource area'; or (c) a 'Key resource separation area'; or (d) a 'Local resource separation area'; or (e) adjoining a 'Key resource transport route'.	No change	Extractive resources overlay code.
Flood hazard overlay		
Material change of use within a Significant, Low or Potential flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o)**, except: (a) Animal husbandry; or (b) Cropping; or (c) Environmental facility; or (d) Landing; or (e) Outdoor sport and recreation; or (f) Park; or (g) Permanent plantation.	Code assessment Note—Where development is subject to impact assessment in sections 5.7 or 5.9, the level of assessment is **not changed** to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Flood hazard overlay code
Material change of use within a High or Extreme flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o)**, except: (a) Animal husbandry; or (b) Cropping; or (c) Environmental facility; or (d) Landing; or (e) Outdoor sport and recreation; or (f) Park; or (g) Permanent plantation.	Impact assessment	The planning scheme including the Flood hazard overlay code

Development	Level of assessment	Assessment criteria
Building work within a Flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o)**, other than: (a) minor building work; or (b) minor building alterations or additions; or (c) for non-habitable buildings or structures located in the Rural zone and ancillary to a rural activity.	Code assessment Note—Where development is subject to impact assessment in sections 5.7 or 5.9, the level of assessment is **not changed** to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Flood hazard overlay code
Reconfiguring a lot within a High or Extreme flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o)**.	Impact assessment	The planning scheme including the Flood hazard overlay code
Any other development on land within a Flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o)**.	No change	Flood hazard overlay code
Heritage overlay		
Material change of use if involving a change to the exterior appearance of a heritage place within a 'State heritage area' or 'Local heritage area' identified on the **Heritage overlay maps (OM-007a-f)**.	Code assessment Note—Where development is subject to impact assessment in sections 5.5 or 5.9, the level of assessment is **not changed** to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Heritage overlay code
Reconfiguring a lot relating to land identified on the **Heritage overlay maps (OM-007a-f)** as: (a) 'State heritage area'; or (b) 'Local heritage area'.	No change	Heritage overlay code
Operational work relating to land identified on the **Heritage overlay maps (OM-007a-f)** as: (a) 'State heritage area'; or (b) 'Local heritage area'.	No change	Heritage overlay code
Building work relating to a heritage place within a 'State heritage area' or 'Local heritage area' identified on the **Heritage overlay maps (OM-007a-f)** which is minor building work if: (a) visible from the road frontage; or (b) building materials are not replaced with like for like.	Code assessment Note—Where development is subject to impact assessment in sections 5.7 or 5.9, the level of assessment is **not changed** to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Heritage overlay code

Development	Level of assessment	Assessment criteria
Building work relating to a heritage place within a 'State heritage area' or 'Local heritage area' identified on the **Heritage overlay maps (OM-007a-f)** which is not minor building work.	Code assessment Note—Where development is subject to impact assessment in sections 5.7 or 5.9, the level of assessment is **not changed** to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Heritage overlay code
Hill and slope overlay		
Development within the 'Hill and slope area' identified on the **Hill and slope overlay maps (OM-008a-o)** that involves: (a) clearing of vegetation; or (b) building work; or (c) filling or excavation.	Code assessment Note—Where development is subject to impact assessment in sections 5.5, 5.6, 5.7, 5.8 or 5.9, the level of assessment is **not changed** to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Hill and slope overlay code
Regional infrastructure corridors and substations overlay		
Development of land containing or adjoining any of the following infrastructure identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d)**: (a) a 'Stock route'; or (b) 'Major electricity infrastructure'; or (c) a 'Substation'.	No change	Regional infrastructure corridors and substations overlay code
Scenic amenity overlay		
Development of land adjoining a 'Local scenic route' identified on **Scenic amenity overlay map (OM-010b)**.	No change	Scenic amenity overlay code
Assessable development on land within the 'Shire scenic route 500 metre buffer' identified on **Scenic amenity overlay map (OM-010b)**.	No change	Scenic amenity overlay code
Assessable development on land identified on **Scenic amenity overlay map (OM-010a)** as: (a) 'Chillagoe Smelters iconic landscape feature'; or (b) 'Chillagoe Smelters 500 metre buffer'; or (c) 'Mount Mulligan iconic landscape feature'; or (d) 'Mount Mulligan 12 kilometre buffer'.	No change	Scenic amenity overlay code

Development	Level of assessment	Assessment criteria
Transport infrastructure overlay Note—The Transport infrastructure overlay includes mapped Transport Noise Corridors in accordance with section 246ZA of the Building Act. These corridors are identified on **Transport infrastructure overlay maps (OM-011i-s)** for information purposes only and the level of assessment of development within these corridors is not changed by the Transport infrastructure overlay.		
Development of land adjoining a 'rail corridor' identified on **Transport infrastructure overlay map (OM-011a-j)**.	No change	Transport infrastructure overlay code

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 levels of assessment for development in a zone are in Part 5.
(4) Assessment criteria for zones are contained in a zone code.
(5) A precinct may be identified for part of a zone.
(6) Precinct provisions are contained in the zone code.
(7) Each zone code identifies the following:
    (a) the purpose of the code
    (b) the overall outcomes that achieve the purpose of the code
    (c) the performance outcomes that achieve the overall outcomes and the purpose of the code
    (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code
    (e) the performance and acceptable outcomes for the precinct.
(8) The following are the zone codes for the planning scheme:
    (a) Centre zone
    (b) Community facilities zone
    (c) Conservation zone
    (d) Emerging community zone
    (e) Industry zone
        (i) General industry precinct
        (ii) Heavy industry precinct
        (iii) Trades and services precinct
    (f) Low density residential zone
    (g) Medium density residential zone
    (h) Recreation and open space zone
    (i) Rural zone
    (j) Rural residential zone
        (i) 4,000m^2 precinct
        (ii) 1 hectare precinct
        (iii) 2 hectare precinct

6.2 Zone codes

6.2.1 Centre zone code

6.2.1.1 Application

(1) This code applies to assessing development where:
- (a) located in the Centre zone; and
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

6.2.1.2 Purpose

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

These uses include, but are not limited to, business, retail, professional, administrative, community, entertainment, cultural and residential activities.

Centres are found at a variety of scales based on their location and surrounding activities.

(2) Mareeba Shire Council's purpose of the Centre zone code is to facilitate the orderly development of the network of centres to meet the needs of the communities throughout the shire.

(3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Promotion of a mix of commercial, business, professional, accommodation and retail activities;
- (b) Industries such as service and low impact industries may be appropriate where they are for the provision of trade, service or light industries that are of a compatible scale with commercial activities and preferably do not adjoin residential areas;
- (c) Residential development is facilitated where it can integrate and enhance the fabric of the centre and is located behind or above commercial development;
- (d) Development provides a high level of amenity and is reflective of the surrounding character of the area;
- (e) Development is generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;
- (f) Development does not compromise the viability of the hierarchy and network of activity centres.

6.2.1.3 Criteria for assessment

Table 6.2.1.3A—Centre zone code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Height	
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	**AO1** Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.
Siting	
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with pedestrian spaces.	**AO2.1** Buildings are built to the road frontage/s of the site. Note—Awning structures may extend into the road reserve where provided in accordance with **PO5**.
	AO2.2 Buildings are setback and boundary treatment(s) are undertaken in accordance with **Table 6.2.1.3B**.
Accommodation density	
PO3 The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of the planned accommodation density for the centre; and (d) is commensurate to the scale and frontage of the site.	**AO3** Development provides a maximum density for Accommodation activities of: (a) 1 dwelling or accommodation unit per 120m^2 site area; and (b) 1 bedroom per 60m^2 site area.

Performance outcomes	Acceptable outcomes
Site cover	
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	**AO4** Site cover does not exceed 90%.
For assessable development	
Building design	
PO5 Building facades are appropriately designed to: (a) provide an active and vibrant streetscape; (b) include visual interest and architectural variation; (c) maintain and enhance the character of the surrounds; (d) provide opportunities for casual surveillance; (e) include a human scale; and (f) encourage occupation of outdoor space.	**AO5.1** Buildings address and provide pedestrian entrances to: (a) the primary pedestrian frontage where a single frontage lot or multiple frontage lot that is not a corner lot; (b) the primary and secondary frontages where a corner lot, with a pedestrian entrance provided on each frontage and/or as part of a corner truncation; and (c) any adjoining public place, with the main entrance provided on this boundary.
	AO5.2 Building frontages: (a) are broken into smaller, 10 metre wide components by doors, display windows, pillars and structural elements; (b) are articulated with projections and recesses; (c) include windows where the bottom of the window is located between 0.6 metres and 0.9 metres above the footpath level; and (d) have a minimum 40% of the building facade facing the street is comprised of windows that are not painted or treated to obscure transparency.

Performance outcomes	Acceptable outcomes
	AO5.3 Buildings incorporate cantilevered awnings that are: (a) provided along the full length of the building's frontage to the street; (b) set back 0.6 metres from the face of the kerb or to match the alignment of the awning/s of the adjoining building/s; (c) a minimum of 3 metres and a maximum of 4.2 metres above the finished level of the footpath from the underside of the awning; and (d) truncated at the corner with a 2 metre single cord truncation where located on a corner site.
PO6 Development complements and integrates with the established built character of the Centre zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	**AO6** No acceptable outcome is provided.
Accommodation activities	
PO7 Accommodation activities are appropriately located in buildings in the Centre zone, having regard to: (a) the use of adjoining premises; and (b) the provision of an active and vibrant streetscape.	**AO7** Accommodation activities are located above the ground floor.
Amenity	
PO8 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO8** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
PO9 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO9** No acceptable outcome is provided.

Table 6.2.1.3B—Setbacks and treatments to side and rear boundaries

Design	Where adjoining land in the Low density residential zone, the Medium density residential zone or the Rural residential zone	Where including windows facing the side boundary	All other instances
Building and structure setback	2 metres	1 metre	0 metres
Boundary treatment	• Landscape strip with a minimum width of 1.5 metres; and • 1.8 metre high solid screen fence	Screening to windows where required to prevent overlooking or privacy impacts	Blank wall including low maintenance finishes and materials

6.2.2 Community facilities zone code

6.2.2.1 Application

(1) This code applies to assessing development where:
   (a) located in the Community facilities zone; and
   (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

6.2.2.2 Purpose

(1) The purpose of the Community facilities zone code is to provide for community related activities and facilities whether under public or private ownership.

(2) 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.

(3) Mareeba Shire Council's purpose of the Community facilities zone code is to ensure that community facilities are appropriately located to service the communities in the shire now and in the future, through the protection, planning and development of new facilities and land for future facilities. The provision of community facilities is to ensure that any adverse impacts of these facilities are minimised.

(4) The purpose of the code will be achieved through the following overall outcomes:
   (a) Special uses and works that are owned or operated by Federal, State or Local Government, which may include municipal services, public utilities and transport networks, are facilitated;
   (b) The viability of special uses is protected by excluding development that could limit the ongoing operation of existing special uses or prejudice appropriate new activities;
   (c) Any expansion or redevelopment of community facilities is in keeping with the purpose and character of the facility and with community needs;
   (d) Community facilities are located proximate to the community they service and are consistent in scale, height and bulk with that of surrounding development;
   (e) Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;
   (f) Facilities are provided in highly accessible locations and are appropriately integrated with surrounding land uses.

6.2.2.3 Criteria for assessment

Table 6.2.2.3—Community facilities zone code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Height	
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	**AO1** Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.
Siting	
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors.	**AO2.1** Buildings and structures include a minimum setback of: (a) 10 metres from a frontage to a State-controlled road; (b) 6 metres from a frontage to any other road; and (c) 3 metres from a boundary to an adjoining lot.
	AO2.2 Car parking and set down areas are set back: (a) 3 metres from the road frontage; and (b) 2 metres from side and rear boundaries.
Site cover	
PO3 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	**AO3** Site cover does not exceed: (a) 90% where adjoining the side boundary of land in the Centre zone; or (b) 50% otherwise.

Performance outcomes	Acceptable outcomes
For assessable development	
Building design	
PO4 Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space.	**AO4.1** Buildings address the principal road frontage of the site through the location of windows and pedestrian access. **AO4.2** Buildings do not include blank walls to road frontages exceeding 3 metres in length.
PO5 Development complements and integrates with the established built character of the immediate surrounds, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	**AO5** No acceptable outcome is provided.
Amenity	
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO6** No acceptable outcome is provided.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO7** No acceptable outcome is provided.

6.2.3 Conservation zone code

6.2.3.1 Application

(1) This code applies to assessing development where:
  (a) located in the Conservation zone; and
  (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

6.2.3.2 Purpose

(1) The purpose of the Conservation zone code is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.

(2) Mareeba Shire Council's purpose of the Conservation zone code is to ensure that the shire's outstanding natural environment, ecological processes and biodiversity values are conserved, enhanced and restored.

(3) The purpose of the code will be achieved through the following overall outcomes:
  (a) Areas identified as having significant values for biological diversity, water catchment, ecological functioning and historical or cultural values are protected from development;
  (b) Low intensity development based on appreciation of the conservation value of the area, such as ecotourism and outdoor recreation, may be facilitated where a demonstrated community need exists and where it is consistent with any management plan for the area;
  (c) Adverse impacts on conservation values from on and off-site development or operation of development are minimised through the location, design and management of development and activities;
  (d) Development is reflective of and responsive to the environmental values of the area;
  (e) Natural features such as creeks, gullies, waterways, wetlands and native vegetation are protected and appropriate buffers are established;
  (f) Low-impact, small-scale rural living opportunities and rural actives are facilitated where compatible with the maintenance of conservation values.

6.2.3.3 Criteria for assessment

Table 6.2.3.3—Conservation zone code — For assessable development

Performance outcomes	Acceptable outcomes
Height	
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the height of surrounding vegetation; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) an appropriate balance between built and natural features.	**AO1** Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.
Siting	
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) relationship with road corridors; and (f) an appropriate balance between built and natural features.	**AO2** Buildings and structures include a minimum setback of: (a) 10 metres from any road frontage; and (b) 10 metres from side and rear boundaries.
Accommodation density	
PO3 The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) is commensurate to the size and frontage of the site; (d) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (e) appropriately balances built and natural features.	**AO3** Development provides a maximum density for Accommodation activities of 1 dwelling or accommodation unit per lot.

Performance outcomes	Acceptable outcomes
Site cover	
PO4 Buildings and structures occupy the site in a manner that: (a) protects the ecological features and values of the site and surrounds; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.	**AO4** Site cover does not exceed 10%.
Building design	
PO5 Development complements and integrates with the established built and environmental character of the Conservation zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	**AO5** No acceptable outcome is provided.
Amenity	
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO6** No acceptable outcome is provided.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO7** No acceptable outcome is provided.

6.2.4 Emerging community zone code

6.2.4.1 Application

(1) This code applies to assessing development where:
  (a) located in the Emerging community zone; and
  (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

6.2.4.2 Purpose

(1) The purpose of the Emerging community zone code is to:
  (a) identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future
  (b) manage the timely conversion of non-urban land to urban purposes.
  (c) prevent or discourage development that is likely to compromise appropriate longer term land use.

(2) Mareeba Shire Council's purpose of the Emerging community zone code is to provide for the sequenced release of land to meet community need and market demand for new urban development in designated urban growth areas.

Urban development may occur in the zone in accordance with an approved structure plan but the primary purpose of the zone and the code is to reserve land for future urban development, the majority of which is likely to occur beyond the life of the planning scheme.

Urban growth areas are identified within the towns of Kuranda and Mareeba. These areas are subject to Local plan codes which include further provisions.

(3) The purpose of the code will be achieved through the following overall outcomes:
  (a) Land that has the potential for development for urban purposes although may contain pockets of land unsuitable for development due to scenic or environmental constraints is preserved until detailed planning studies have occurred;
  (b) Interim development does not compromise the future development potential of the land for urban purposes;
  (c) Development of land is based upon the provision of infrastructure, consideration of environmental constraints and desired settlement pattern for the area;
  (d) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;
  (e) Development is supported by an internal road network and does not compromise the safety or efficiency of State-controlled or Local government collector roads;
  (f) Land is developed in an orderly sequence and, for all but minor proposals, in accordance with a structure planning process;
  (g) Land is developed in a sustainable manner to reflect the desired land use pattern of the local government area by integrating development sites, community infrastructure, open space and important natural features;
  (h) Non-residential development may be supported where such uses directly support the day to day needs of the immediate residential community or the precinct is identified for non-residential uses and is planned for as part of a structure plan;
  (i) Significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected and enhanced as part of the development of the zone; and
  (j) Roads and other transport corridors are coordinated and interconnected to ensure pedestrian, cyclists, public transport and private vehicles have accessibility between neighbourhoods, centres and other locations.

6.2.4.3 Criteria for assessment

Table 6.2.4.3—Emerging community zone code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Height	
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	**AO1.1** Development, except where involving industrial activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.
	AO1.2 Industrial development has a maximum building height of 10 metres.
Outbuildings and residential scale	
PO2 Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are in scale with the character and amenity of the area.	**AO2.1** On lots less than 2 hectares, domestic outbuildings do not exceed: (a) 150m^2 in gross floor area; and (b) 5.5 metres above natural ground level.
	AO2.2 On lots greater than 2 hectares, domestic outbuildings do not exceed 200m^2 in gross floor area.
Siting, where not involving a Dwelling House Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.	
PO3 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors.	**AO3.1** Buildings and structures are setback from a State controlled road a minimum of 40 metres where a site is 2 hectares or larger. Note—Where on a site with an area of less than 2 hectares, the setbacks of the Queensland Development Code apply.
	AO3.2 Buildings and structures include a minimum setback of: (a) 6 metres from a frontage to a sealed road that is not a State-controlled road; (b) 20 metres from a frontage to any other road; and (c) 10 metres from a boundary to an adjoining lot.

Performance outcomes	Acceptable outcomes
Accommodation density	
PO4 The density of Accommodation activities does not preclude the future re-development of the land for urban purposes consistent with Structure Plans approved in accordance it PO7.	**AO4** Development provides a minimum density for Accommodation activities of 1 dwelling or accommodation unit per 1,250m^2 site area. Note—Calculation of Accommodation density excludes areas not developed as a result of provisions of an overlay.
For assessable development	
PO5 Development where not involving urban purposes: (a) does not compromise the future development potential of the land for urban purposes; and (b) is compatible with residential uses.	**AO5** Non-urban development is limited to Animal husbandry or Cropping.
PO6 Development involving urban purposes provides: (a) residential areas with a mix of lot sizes to allow for housing mix; and (b) industrial areas with a mix of industrial uses.	**AO6** No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Structure planning	
PO7 Development occurs as outlined in a Structure Plan that: (a) is prepared in accordance with Planning Scheme Policy 8 Structure Planning; (b) takes into consideration land use need and the type, scale, density of proposed urban development; (c) includes a road network that: (i) is logically designed; (ii) can be delivered sequentially; (iii) includes an urban morphology that is consistent with the surrounding area; (iv) provides pedestrian links to centres and open space; (d) locates any non-residential development: (i) on major roads; (ii) where not introducing non-residential traffic to residential streets; and (iii) to provide the day to day needs of the immediate residential community; (e) scales any non-residential development to: (i) be consistent with the scale of surrounding residential development; (ii) not undermine the viability of nearby centres or the centres network; and (iii) not unduly detract from the amenity of nearby residences.	**AO7** No acceptable outcome provided.
Building design	
PO8 Development assists in the establishment of a consistent built character in the Emerging community zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	**AO8** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
Amenity	
PO9 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO9** No acceptable outcome is provided.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO10** No acceptable outcome is provided.

6.2.5 Industry zone code

6.2.5.1 Application

(1) This code applies to assessing development where:
  (a) located in the Industry zone; and
  (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

6.2.5.2 Purpose

(1) The purpose of the Industry zone code is to provide for a range of service, low, medium, or high impact industrial uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

(2) Mareeba Shire Council's purpose of the Industry zone code is to facilitate industrial activity in order to:
  (a) contribute to and strengthen the economic development of the region;
  (b) service the needs of the communities in the shire; and
  (c) provide for a variety of employment opportunities.

(3) The shire's industrial areas will vary in their role and level of service provision and cater for different scales and types of industrial development. Three precincts are identified within the zone in order to establish a hierarchy of industrial areas catering for lower impact to higher impact industries:
  (a) The Trades and services precinct is intended to accommodate service industry and low impact industries. This precinct encompasses the majority of the existing smaller industrial areas which are often located in commercial areas or adjoining residential areas. The precinct is strategically located in serviced areas to provide light industry, service and trades industries to meet local needs and located. Higher impact industries may be appropriate in some locations within this precinct where it can be demonstrated that they will not have any adverse impacts on surrounding development and land uses;
  (b) The General industry precinct is intended to accommodate medium impact industries and existing high impact industries. This precinct encompasses the central industrial area of Mareeba. Further expansion of high impact industries is not encouraged due to the proximity of the precinct to residential areas, meaning a transition to lower impact industries is supported; and
  (c) The Heavy industry precinct is intended to accommodate a range of industrial uses including high impact industries and encompasses the Chillagoe industrial area, the Mareeba major industrial area and the Mareeba Airport industrial area.

(4) The purpose of the code will be achieved through the following overall outcomes:
  (a) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on surrounding non-industrial land;
  (b) Development is sited having regard to its servicing capabilities in terms of transport, water, sewage, electricity, telecommunications infrastructure, proximity to other associated industries and work force;
  (c) Development maximises the use of existing transport infrastructure and has access to an appropriate level of transport infrastructure and facilities;
  (d) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;
  (e) Development is reflective of and responsive to the environmental constraints of the land;
  (f) The scale, character and built form of development contributes to an appropriate standard of amenity;

(g) Non-industrial uses, such as offices, retail uses and caretaker's accommodation that directly support the industrial area are facilitated;
(h) The viability of both existing and future industrial activities is protected from the intrusion of incompatible uses;
(i) Adverse impacts on natural features and processes both on-site and from adjoining areas are minimised through location, design, operation and management of development;
(j) Industrial uses are adequately separated and buffered from sensitive land uses to minimise the likelihood of environmental harm including environmental nuisance occurring;
(k) Land included in the Industry zone is to be protected from incompatible uses to ensure that industrial activities may continue and expand; and
(l) Development is appropriately coordinated and sequenced to ensure the most effective use of land within the zone.

6.2.5.3 Criteria for assessment

Table 6.2.5.3—Industry zone code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Height	
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) site area and street frontage length.	**AO1** Development has a maximum building height of: (a) 8.5 metres within 10 metres of any common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone; (b) 35 metres for all buildings and structures where involving a Telecommunication facility; and (c) 12 metres otherwise.
Siting	
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) appearance of building bulk; and (c) relationship with road corridors.	**AO2** Buildings and structures include a minimum setback of: (a) 3 metres from any road frontage; (b) 6 metres from side and rear boundaries where adjoining land in the Low density residential zone, the Medium density residential zone or the Rural residential zone; and (c) 0 metres from side and rear boundaries otherwise.
For assessable development	
Site cover	
PO3 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings.	**AO3** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
Building design	
PO4 Building facades are appropriately designed to maintain and enhance the character of the surrounds.	**AO4** Buildings in the Industrial zone include: (a) a main entrance which is easily identifiable and is directly accessible from the primary road frontage; and (b) any office space sited and oriented towards the primary road frontage.
PO5 Development complements and integrates with the established built character of the Industry zone, having regard to: (a) roof form and pitch; (b) building materials, colours and textures; and (c) window and door size and location.	**AO5** No acceptable outcome is provided.
Non-industrial uses	
PO6 Development involving a non-industrial use: (a) has access to adequate infrastructure and essential services; (b) is complementary in nature to the character and amenity of the Industry zone; and (c) does not negatively impact on the operation of existing uses within the Industry zone.	**AO6** No acceptable outcome is provided.
Amenity	
PO7 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO7** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
PO8 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO8** No acceptable outcome is provided.

6.2.6 Low density residential zone code

6.2.6.1 Application

(1) This code applies to assessing development where:
- (a) located in the Low density residential zone; and
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

6.2.6.2 Purpose

(1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.

(2) Mareeba Shire Council's purpose of the Low density residential zone code is to:
- (a) maintain the integrity of established residential areas, which are characterised primarily by Dwelling houses and Dual occupancy development;
- (b) provide opportunities for other forms of residential development where existing character and amenity will not be compromised; and
- (c) facilitate non-residential development that directly supports the day to day needs of the immediate residential community, in new residential areas.

(3) The purpose of the code will be achieved through the following overall outcomes:
- (a) The dominant form of development is detached dwelling houses, on a range of lot sizes;
- (b) In greenfield areas, in proximity to activity centres, a wider range of higher density residential development may occur where existing low density residential amenity is not compromised;
- (c) High quality Residential care facilities and Retirement facilities are located on larger sites;
- (d) Development provides for an efficient land use pattern and is well connected to other developments;
- (e) Development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities;
- (f) Development facilitates other small-scale uses that integrate personal employment and residential activities, provided they complement local residential amenity;
- (g) Development maintains a high level of residential amenity avoiding uses that introduce impacts associated with noise, hours of operation, traffic, advertising devices, visual amenity, privacy, lighting, odour and emissions;
- (h) Development reflects and enhances the existing low density scale and character of the area;
- (i) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;
- (j) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to meet the needs of the local community;
- (k) Non-residential development may be supported in new residential areas where such uses directly support the day to day needs of the immediate residential community;
- (l) Development takes account of the environmental constraints of the land; and
- (m) Any unavoidable impacts are minimised through location, design, operation and management requirements.

6.2.6.3 Criteria for assessment

Table 6.2.6.3A—Low density residential zone code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Height	
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	**AO1** Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.
Outbuildings and residential scale	
PO2 Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Low-density residential zone.	**AO2** Domestic outbuildings do not exceed: (a) 100m^2 in gross floor area; and (b) 5.5 metres in height above natural ground level.
Siting, where not involving a Dwelling house Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.	
PO3 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; and (f) appearance of building bulk; and (g) relationship with road corridors.	**AO3.1** Buildings and structures include a minimum setback of: (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage. **AO3.2** Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.

Performance outcomes	Acceptable outcomes
Accommodation density	
PO4 The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site.	**AO4** Development provides a maximum density for Accommodation activities in compliance with **Table 6.2.6.3B**.
Gross floor area	
PO5 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	**AO5** Gross floor area does not exceed 600m^2.
For assessable development	
Building design	
PO6 Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space.	**AO6** Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.
PO7 Development complements and integrates with the established built character of the Low density residential zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	**AO7** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
Non-residential development	
PO8 Non-residential development is only located in new residential areas and: (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) directly supports the day to day needs of the immediate residential community; and (d) does not impact on the orderly provision of non-residential development in other locations in the shire.	**AO8** No acceptable outcome is provided.
Amenity	
PO9 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO9** No acceptable outcome is provided.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO10** No acceptable outcome is provided.

Table 6.2.6.3B—Maximum densities for Accommodation activities

Use	Maximum density
Dual occupancy	1 dwelling per 400m^2 of site area
Dwelling house	1 dwelling per lot
Multiple dwelling	(a) 1 dwelling per 400m^2 of site area; and (b) 1 bedroom per 200m^2 of site area.
Residential care facility	1 dwelling or accommodation unit per 250m^2 of site area.
Retirement facility	1 dwelling or accommodation unit per 400m^2 of site area

6.2.7 Medium density residential zone code

6.2.7.1 Application

(1) This code applies to assessing development where:
  (a) located in the Medium density residential zone; and
  (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

6.2.7.2 Purpose

(1) The purpose of the medium density residential zone code is to provide for medium density multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.

(2) Mareeba Shire Council's purpose of the Medium density residential zone code is to facilitate medium residential densities and a diversity of housing which caters for a range of households in locations which are proximate to town centres, community facilities and open space.

Small lot housing is facilitated and medium density development may include Dual occupancy and Multiple dwelling development in the form of town houses, apartments and units.

(3) The purpose of the code will be achieved through the following overall outcomes:
  (a) Development provides a range of residential dwelling choices including Multiple dwellings in locations clustered around or near activity centres and transport networks;
  (b) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure;
  (c) Development is supported by employment nodes, community facilities and services, transport and commercial hubs where appropriate; Development provides and maintains a high level of amenity in the zone and is reflective of the desired character of the area;
  (d) The scale and density of development facilitates an efficient land use pattern that supports safe and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities;
  (e) Other small-scale development that integrates personal employment and residential activities is encouraged, provided it complements local residential amenity;
  (f) Development maintains a high level of residential amenity avoiding uses that introduce impacts associated with noise, hours of operation, traffic, advertising devices, visual amenity, privacy, lighting, odour and emissions;
  (g) Non-residential development may be supported where such uses directly support the day to day needs of the immediate residential community; and
  (h) Development responds to land constraints and mitigates any adverse impacts on adjacent land uses and the environment.

6.2.7.3 Criteria for assessment

Table 6.2.7.3A—Medium density residential zone code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Height	
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	**AO1** Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.
Outbuildings and residential scale	
PO2 Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Medium density residential zone.	**AO2** Domestic outbuildings do not exceed: (a) 100m^2 in gross floor area; and (b) 5.5 metres in height above natural ground level.
Siting, where not involving a Dwelling house Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.	
PO3 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors.	**AO3.1** Buildings and structures include a minimum setback of: (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage. **AO3.2** Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.

Performance outcomes	Acceptable outcomes
Accommodation density	
PO4 The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site.	**AO4** Development provides a maximum density for Accommodation activities in compliance with **Table 6.2.7.3B**.
Gross floor area	
PO5 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	**AO5** Gross floor area does not exceed 600m^2.
For assessable development	
Building design	
PO6 Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space.	**AO6** Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.
PO7 Development complements and integrates with the established built character of the Medium density residential zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	**AO7** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
Non-residential development	
PO8 Non-residential development: (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) directly supports the day to day needs of the immediate residential community; and (d) does not impact on the orderly provision of non-residential development in other locations in the shire.	**AO8** No acceptable outcome is provided.
Amenity	
PO9 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO9** No acceptable outcome is provided.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO10** No acceptable outcome is provided.

Table 6.2.7.3B—Maximum densities for Accommodation activities

Use	Maximum density
Dual occupancy	1 dwelling per 300m^2 of site area
Dwelling house	1 dwelling per lot
Multiple dwelling	(a) 1 dwelling per 150m^2 of site area; and (b) 1 bedroom per 75m^2 of site area.
Residential care facility	1 dwelling or accommodation unit per 100m^2 of site area.
Retirement facility	1 dwelling or accommodation unit per 150m^2 of site area

6.2.8 Recreation and open space zone code

6.2.8.1 Application

(1) This code applies to assessing development where:
- (a) located in the Recreation and open space zone; and
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

6.2.8.2 Purpose

(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.

It may provide for local, district and regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation of natural values.

Areas such as parks, playing fields and playgrounds are generally accessible to the public. However, access may be limited in certain areas and at certain times.

Where required to meet community needs, development may include structures such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, swimming pools, tennis courts and other infrastructure to support recreational or sporting activities.

(2) Mareeba Shire Council's purpose of the Recreation and open space zone code is to ensure that:
- (a) suitable areas of open space are available for the wide range of recreational activities pursued and enjoyed by the residents of the shire;
- (b) appropriate open space linkages are provided and maintained; and
- (c) the natural, environmental, scenic and recreational values of open space are protected and enhanced where possible.

(3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Areas are provided for active sport and recreation to meet community needs, including playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts;
- (b) Impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land uses and appropriate design, siting and operation of facilities and infrastructure;
- (c) Opportunities for sporting clubs using playing fields to establish club facilities are facilitated;
- (d) Open space is accessible to the general public for a range of outdoor sport and recreation activities;
- (e) A range of functional and accessible open spaces, including local and regional parks and linkages, are available for the use and enjoyment of residents and visitors;
- (f) Development is supported by necessary transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling;
- (g) Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary;
- (h) Where sport and recreation areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on ecological values are avoided or minimised;
- (i) Sport and recreation areas are planned and designed to enhance community livability and scenic amenity; and
- (j) The use of sport and recreation areas does not affect the amenity of adjacent areas.

6.2.8.3 Criteria for assessment

Table 6.2.8.3—Recreation and open space zone code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Height	
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	**AO1** Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.
Siting	
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors.	**AO2.1** Buildings and structures include a minimum setback of: (a) 10 metres from a State-controlled road frontage; (b) 6 metres from any other road frontage; and (c) 3 metres from side and rear boundaries.
	AO2.2 Car parking and set down areas are set back: (a) 3 metres from the road frontage; and (b) 2 metres from side and rear boundaries.
For assessable development	
Site cover	
PO3 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land for recreation purposes; (b) appropriately balances built and natural features.	**AO3** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
Building design	
PO4 Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale.	**AO4** No acceptable outcome is provided.
PO5 Development complements and integrates with the established built character of the immediate surrounds, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	**AO5** No acceptable outcome is provided.
Amenity	
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO6** No acceptable outcome is provided.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO7** No acceptable outcome is provided.

6.2.9 Rural zone code

6.2.9.1 Application

(1) This code applies to assessing development where:
- (a) located in the Rural zone; and
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

6.2.9.2 Purpose

(1) The purpose of the Rural zone code is to:
- (a) provide for 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 environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
- (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.

(2) Mareeba Shire Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.

The purpose of the Rural zone code is to:
- (a) recognise the diversity of rural uses that exists throughout the region;
- (b) protect the rural character of the region;
- (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;
- (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
- (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;
- (f) provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;
- (g) prevent adverse impacts of development on ecological values;
- (h) preserve land in large holdings; and
- (i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.

(3) The purpose of the Rural zone code will be achieved through the following overall outcomes:
- (a) Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;
- (b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
- (c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;
- (d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;
- (e) Development is reflective of and responsive to the environmental constraints of the land;
- (f) Residential and other development is appropriate only where directly associated with the rural nature of the zone;
- (g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;

(h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;
(i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;
(j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and
(k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

6.2.9.3 Criteria for assessment

Table 6.2.9.3—Rural zone code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Height	
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	**AO1.1** Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.
Siting, where not involving a Dwelling house Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.	
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors.	**AO2.1** Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot.
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.
	AO2.3 Buildings and structures, expect where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road;

Performance outcomes	Acceptable outcomes
Accommodation density	
PO3 The density of Accommodation activities: (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	**AO3.1** Residential density does not exceed one dwelling house per lot.
	AO3.2 Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m^2; or (c) Rural worker's accommodation.
For assessable development	
Site cover	
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.	**AO4** No acceptable outcome is provided.
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	**AO5** No acceptable outcome is provided.
Amenity	
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO6** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO7** No acceptable outcome is provided.

6.2.10 Rural residential zone code

6.2.10.1 Application

(1) This code applies to assessing development where:
- (a) located in the Rural residential zone; and
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

6.2.10.2 Purpose

(1) The purpose of the Rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided on the basis that the intensity of development is generally dispersed.

(2) Mareeba Shire Council's purpose of the Rural residential zone code is to provide for residential development on a range of larger lots which take account of the history of rural residential development throughout the region. Limited agricultural and animal husbandry activities which contribute to a semi-rural setting may be appropriate on lots with areas in the upper range of lot sizes.

(3) The Rural residential zone has been broken into three precincts to cater for the distinct lot sizes and levels of servicing that historically occurred in this zone:
- (a) The 2 hectare precinct is characterised by significant clusters of larger rural residential lifestyle lots that have limited infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 2 hectares in size;
- (b) The 1 hectare precinct is characterised by significant clusters of rural residential lifestyle lots that have limited access to infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 1 hectare in size; and
- (c) The 4,000m^2 precinct is characterised by clusters of smaller rural residential lots in proximity to activity centres, where reticulated water supply and an urban standard of infrastructure (apart from sewerage) can be provided. Lots within this precinct will not be reconfigured below 4,000m^2.

(4) The purpose of the code will be achieved through the following overall outcomes:
- (a) The development of large rural residential lots with attendant provision of onsite infrastructure is facilitated;
- (b) Development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of rural residential activities;
- (c) Development avoids areas of ecological significance;
- (d) Low-impact activities such as small-scale eco-tourism and outdoor recreation uses are permitted within the zone where the impacts of such uses are acceptable;
- (e) Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development, with unavoidable impacts minimised through location, design, operation and management requirements;
- (f) Other uses may be appropriate where meeting the day to day needs of the rural residential catchment or having a direct relationship to the land in which the particular use is proposed. Any such uses should not have any adverse effects on the residential amenity of the area through factors such as noise generation, traffic generation or other factors associated with the use;
- (g) Reconfiguring a lot will maintain the predominant lot size of the precinct or intended for the precinct; and
- (h) Reconfiguring a lot involving the creation of new lots is not undertaken external to a precinct in the Rural residential zone in consideration of the inherent environmental, and/or physical infrastructure and/or social infrastructure constraints of Rural residential zoned land outside of identified precincts.

6.2.10.3 Criteria for assessment

Table 6.2.10.3—Rural residential zone code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Height	
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	**AO1** Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.
Outbuildings and residential scale	
PO2 Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Rural residential zone.	**AO2.1** On lots less than 2 hectares, domestic outbuildings do not exceed: (a) 150m^2 in gross floor area; and (b) 5.5 metres above natural ground level.
	AO2.2 On lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m^2 in gross floor area; and (b) 8.5 metres above natural ground level.
Siting, where not involving a Dwelling house Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.	
PO3 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors.	**AO3** Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled Road; (b) 6 metres from a frontage to any other road; (c) 10 metres from a boundary to an adjoining lot in the 2 hectare precinct, 1 hectare precinct or the Rural zone or Conservation zone; (d) 5 metres from a boundary to an adjoining lot in the 4,000m^2 precinct; and (e) 3 metres from a side or rear boundary otherwise.

Performance outcomes	Acceptable outcomes
Accommodation density	
PO4 The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site.	**AO4** Development provides a maximum density for Accommodation activities of 1 dwelling or accommodation unit per lot.
For assessable development	
Site cover	
PO5 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	**AO5** No acceptable outcome is provided.
Building design	
PO6 Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space.	**AO6** No acceptable outcome is provided.
PO7 Development complements and integrates with the established built character of the Rural residential zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	**AO7** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
Non-residential development	
PO8 Non-residential development: (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) does not impact on the orderly provision of non-residential development in other locations in the shire; and (d) directly supports the day to day needs of the immediate residential community; or (e) has a direct relationship to the land on which the use is proposed.	**AO8** No acceptable outcome is provided.
Amenity	
PO9 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO9** No acceptable outcome is provided.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO10** No acceptable outcome is provided.

Part 7 Local plans

7.1 Preliminary

(1) Local plans address matters at the local or district level and may provide more detailed planning for the zones.
(2) Local plans are mapped and included in Schedule 2.
(3) A precinct may be identified for part of a local plan.
(4) The levels of assessment for development in a local plan are in Part 5.
(5) Assessment criteria for local plans are contained in a local plan code.
(6) Each local plan code identifies the following:
    (a) the application of the local plan code
    (b) the purpose of the local plan code
    (c) the overall outcomes that achieve the purpose of the local plan code;
    (d) the purpose and overall outcomes for each precinct
    (e) the performance outcomes that achieve the overall outcomes of the local plan code
    (f) the acceptable outcomes that achieve the performance outcomes of the local plan code
    (g) the performance and acceptable outcomes of a precinct that achieve the overall outcomes of the precinct.
(7) The following are the local plan codes for the planning scheme:
    (a) Kuranda local plan
        (i) Village heart precinct
        (ii) Village frame precinct
        (iii) Green belt precinct
    (b) Mareeba local plan
        (i) Town centre core precinct
        (ii) Town centre fringe precinctMareeba Airport precinct
        (iii) Mareeba northern investigation precinct
        (iv) Mareeba north-eastern expansion precinct
        (v) Mareeba south-eastern expansion precinct
        (vi) Mareeba south-western expansion precinct
        (vii) Stable precinct
        (viii) Industrial park precinct
        (ix) Noxious and hazardous industry precinct

7.2 Local plan codes

7.2.1 Kuranda local plan code

7.2.1.1 Application

(1) This code applies to assessing development where:
  (a) located in the Kuranda local plan area; and
  (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

7.2.1.2 Purpose

(1) The purpose of the Kuranda local plan code is to:
  (a) maintain the distinctive “village in the rainforest” theme of Kuranda;
  (b) maintain the character and pedestrian scale of Kuranda’s village heart;
  (c) maintain a vibrant and diverse village frame which accommodates a cluster of uses including tourism attractions and mixed-use facilities; and
  (d) ensure points of arrival into Kuranda are developed sensitively.

(2) Three precincts are identified within the local plan in order to achieve this purpose:
  (a) The Village heart precinct focuses on the fig tree lined section of Upper Coondoo Street and adjoining Thongon and Therwine Streets. The purpose of this precinct is to maintain the distinctive landscaping, paving schemes, active shop fronts and pedestrian scale of development in the Village heart as the focal point of activity within Kuranda.
  (b) The Village frame precinct consists of a variety of commercial and community uses, characterised by varying scales and formats, including the markets, zoos and some mixed use commercial/residential developments and community facilities. The purpose of the precinct is to accommodate a wider variety of uses which still contribute to the rainforest character and theme of the Kuranda village.
  (c) The Green belt precinct contains a mix of tenures and land uses which contribute to the distinctive rainforest belt enveloping Kuranda village. The purpose of the precinct is to maintain the rainforest theme of the village. The Green belt precinct also protects the visual amenity around points of arrival into Kuranda village.

(3) The purpose of the code will be achieved through the following overall outcomes:
  (a) Development provides high standards of amenity and compliments the surrounding natural and built environment;
  (b) Development is integrated sensitively into the built and natural environment;
  (c) Development maintains the streetscape amenity and pedestrian scale of Upper Coondoo, Thongon and Therwine St;
  (d) Development maintains a mixed use commercial area framing Kuranda’s village heart accommodating a range of formats and scales of development and contributing to the established character of Kuranda;
  (e) Development preserves and enhances a rainforest belt around the Kuranda village;
  (f) Development protects Kuranda village from visually obtrusive development; and
  (g) Development maintains a streetscape theme within the village through consistent landscape treatments and paving schemes.

7.2.1.3 Criteria for assessment

Table 7.2.1.3A—Kuranda local plan – For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 Advertising devices are compatible with the established character of the Kuranda local plan area, having regard to the: (a) dominance of natural elements; (b) scale of built elements; (c) nature of existing development in identified precincts; and (d) scale, location and prominence of existing advertising devices. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.	**AO1.1** Advertising devices: (a) are not illuminated or flashing; and (b) do not use fluorescent colours or reflective surfaces.
	AO1.2 Where in the Village heart precinct or the Village frame precinct, advertising devices are limited to: (a) those attached to buildings; (b) a maximum of two permanent advertising devices per business; and (c) a combined surface area of no greater 2m^2.
	AO1.3 Where in the Green belt precinct, advertising devices are: (a) limited to a surface area of 0.5m^2; (b) located a minimum of 300 metres from the closest freestanding advertising device; and (c) located to not obstruct the windows or architectural features of a building or structure to which they are attached.
Where in the Village frame precinct	
PO2 Buildings are sited in a manner which is consistent with the established scale and form of buildings within the precinct, having regard to: (a) proximity to the street; (b) the existing relationship between built and natural features; and (c) treatment of corner sites. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.	**AO2.1** Site cover does not exceed 60%.
	AO2.2 Buildings are set back a minimum of 3 metres from the primary street frontage.
	AO2.3 Buildings are set back a minimum of 2 metres from any secondary street frontage.
PO3 Car parking and service areas do not dominate the streetscape.	**AO3.1** No more than 50% of provided car parking is to be located between the building and the primary street frontage.
	AO3.2 Servicing areas, excluding driveways, are not visible from the primary street frontage.

Performance outcomes	Acceptable outcomes
Where in Green belt precinct	
PO4 Where located on a site identified as a 'point of arrival', development reinforces a positive image of Kuranda and upholds the “village in the rainforest” theme.	**AO4** Where located on a site identified as a 'point of arrival', development is: (a) of timber and tin construction; and (b) provides a minimum landscaped strip of 3 metres to the site frontage.
PO5 The natural landscape character of the Green belt precinct is maintained and enhanced through on-site landscaping that: (a) promotes the dominance of natural elements; (b) screens built elements from view; (c) includes species consistent with those found in the precinct; and (d) includes an appropriate depth of planting from the frontage.	**AO5.1** Development provides and maintains landscaping: (a) along the full frontage of the site (excluding any access ways); (b) with a minimum width of 3 metres; and (c) contains rainforest planting in accordance with **Table 7.2.1.3B**.
	AO5.2 Existing mature native vegetation that is visible from public open space and streets within the Green belt precinct is retained.
For assessable development	
PO6 Development fronting Rob Veivers Drive, Barron Falls Road or the southern portion of the Kennedy Highway maintains and enhances the natural rainforest appearance of land adjoining these corridors through the retention and addition of existing native vegetation.	**AO6.1** Existing vegetation is retained at a depth of a minimum of: (a) 20 metres from the lot frontage for properties fronting the southern side of Rob Veivers Drive; or (b) 3 metres from the lot frontage for properties fronting the northern side of Rob Veivers Drive; or (c) 10 metres from the lot frontage for properties fronting either side of Barron Falls Road; or (d) 10 metres from the lot frontage for properties fronting either side of the portion of the Kennedy Highway to the south of the Barron River.
	AO6.2 Where an area of a frontage described in AO6.1 does not contain any vegetation for a distance greater than 2 metres, this area is replanted: (a) to the depth specified in AO6.1; and (b) in accordance with **Table 7.2.1.3B**.
	AO6.3 Where the site has a frontage to a road described in AO6.1, other than Barron Falls Road, advertising devices: (a) are limited to a surface area of 0.5m^2; (b) do not use fluorescent colours or reflective surfaces; (c) do not involve illumination; and (d) are spaced a minimum of 300 metres apart from the closest existing freestanding advertising device.

Performance outcomes	Acceptable outcomes
Where in Village frame precinct and Village heart precinct	
PO7 Development in the Village frame precinct and Village heart precinct is undertaken in a manner that respects the place's local character having regard to: (a) building height, scale, bulk, mass and proportion; (b) building materials, patterns, textures, colours, and decorative elements; (c) floor to ceiling height; (d) roof form and pitch; (e) facade articulation, detailing, stairways, and window and door proportions; (f) verandahs, awnings and eaves; (g) access ways, driveway crossovers, fence style and alignment; (h) ancillary buildings; and (i) other local character elements of the streetscape. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.	**AO7** No acceptable outcome is provided.
Where in Village heart precinct	
PO8 Frontage works contribute to and extend established streetscape themes and landscape treatments, having regard to: (a) the location of street trees; (b) the provision of mature trees near the frontage; (c) the provision of raised planters; (d) established paving schemes; (e) the permeability of surface treatments; and (f) opportunities for public art. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.	**AO8** No acceptable outcome is provided.
Where in Village frame precinct	
PO9 Landscaping along the site frontage of a site in the Village frame precinct reinforces and enhances the natural character of the precinct by providing: (a) a sufficient depth of planting to ensure natural elements are prominent; and (b) species that are consistent with those found in the precinct.	**AO9** A landscape strip is provided adjacent to the full length of any road frontage: (a) with a minimum width of 2 metres; and (b) landscaped in accordance with the **Table 7.2.1.3B**.

Performance outcomes	Acceptable outcomes
PO10 Buildings incorporate materials and design features that are consistent with the established style and form of development within the precinct, having regard to: (a) roofing; (b) window placement; and (c) privacy screening.	**AO10** Buildings incorporate the following design characteristics: (a) roofing materials with a traditional profile corrugated iron; (b) fenestration which has a vertical emphasis; (c) avoidance of large glazed areas in otherwise blank walls; and (d) privacy screens which consist of lattice or battens and are less than 50% transparent. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.

Table 7.2.1.3B – Kuranda local plan precincts preferred plant species

Village heart precinct	Village frame precinct	Green belt precinct	Residential areas (local scenic routes)
Street trees • F. hillii • F. microcarpa var. latifolia (preferable attainable)	**Street trees** • Elaeocarpus bancrofti • Flindersia pimenteliana • Grevillea baileyana • Syzgium kuranda	**Signature species** • Agathis robusta (Kauri Pine)	**Trees (street plantings)** • Archontophoenix myolensis (Myola Palm) • Backhousea citriodora • Bauhinia variegate var. candida • Cassis javanica x fistula • Saraca thiapingensis
Shrubs • Acalypha lyonsii • Cordyline terminalis • Graptophllum ilicifolia • Licuala ramsayi (Fan Palm)	**Shrubs** • Alpinia arctiflora • Alpinia caerulea • Alpinia modesta • Cryptocarya laevigata • Diospyros cupulosa • Memecylon pauciflorum	**Shrubs** • Alyxia ruscifolia • Austromyrtus sp. Goldsborough (syn. Eugenia sp. Mulgrave River) • Banksia spinulosa • Hibbertia velutina • Leptospermum polygalifolium	**Shrubs (verge plantings)** • Centradenia rosea • Calliandra spp. • Medinella micans • Strobilanthes wallichii • Rhodmyrtus tomentosa • Ruellia macrantha • Tibouchina spp.
Groundcover (tolerant of root competition) • Acmena smithii • Adiantum hispidulum Asplenium longcornutum • Hemigraphis repanda • Impatiens repens • Philodendron 'Imperial Red'	**Understorey (low shrubs and groundcover)** • Acalypha luonsii • Alpinia hylandii • Alocasia hylandii • Mackinlaya macrosciadea, confusa • Macrothelypteris torresiana	**Groundcover** • Gahnia aspera	**Groundcover** • Calliandra tweedi 'Red Flash' • Rosa cv. 'Flower Carpet Red'
Groundcover (other) • Acalyppha reptans • Cuphea sp. 'Tiny Mice' • Torenia 'Blue Magic' Viola hederacea	**Park trees** • Ficus crassipes • Ficus pleurocarpa • Sundacarpus amara • Syzgium Kuranda \Elaeocarpus bancrofti (Kuranda Satinash)	**Small trees/ large shrubs** • Acmena smithii • Archontophoenix myolensis, (Myola Palm) • Baekea frutescens • Callistemon recurvis • Callitris macleayana • Casuarina torulosa	

Source: Kuranda Plant Palette prepared by Siteplan Cairns Pty Ltd (Landscape Architects for Mareeba Shire Council) 2000

7.2.2 Mareeba local plan code

7.2.2.1 Application

(1) This code applies to assessing development where:
- (a) located in the Mareeba local plan area; and
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

7.2.2.2 Purpose

(1) The purpose of the Mareeba local plan code is to:
- (a) facilitate the continued use of the historic stables area adjacent to the Mareeba Racecourse for residential horse keeping;
- (b) facilitate the continued development of the Mareeba Airport;
- (c) facilitate efficient development that accords with local lifestyle and amenity expectations;
- (d) identify and direct urban growth opportunities;
- (e) facilitate a more vibrant and integrated town centre;
- (f) enhance accessibility to, and activation of, the Barron River and Centenary Lakes as important physical assets for Mareeba;
- (g) enhance Mareeba's heritage and cultural elements; and
- (h) facilitate the development of an appropriate site for special industry.

(2) Ten precincts have been identified in the Mareeba local plan to achieve this purpose:
- (a) The Town centre core precinct will be maintained as the retail and cultural heart of Mareeba. Development will be managed to increase the walkability of the precinct and better integrate the street and built environments. Character elements of the precinct will be maintained and new buildings or works to existing buildings will be respectful of character values.
- (b) The Town centre fringe precinct consists of commercial and residential uses. The precinct will facilitate destination specific commercial development where it can be demonstrated that design measures can be incorporated to adequately mitigate any impacts upon residential amenity. The precinct will not detract from the role of the Town centre core precinct as the town's primary retail and commercial precinct.
- (c) The Mareeba Airport precinct includes the existing airport facilities and an area on the south west side of the runway that is intended to be development for aviation based industry. The precinct will facilitate the continuing development of the Mareeba Airport, for passenger and freight movements, and other activities associated with the airport's primary function including industry, where it is demonstrated that these uses do not compromise efficient aircraft operation.
- (d) The Mareeba northern investigation precinct is intended to support long term future urban development beyond the life of the planning scheme. Development in this precinct (particularly subdivision) is limited so that the future urban intent is not compromised.
- (e) The Mareeba north-eastern expansion precinct, the Mareeba south-eastern expansion precinct and the Mareeba south-western expansion precinct are intended for urban residential development. These precincts are constrained by a range of important features including slopes, gullies, watercourses, open space and riparian linkages and the Mareeba Bypass. Development in these precincts preserves and enhances these features while supporting the development of a walkable and well connected transport network. Development in the Mareeba north-eastern expansion precinct supports the construction of a new bridge over the Barron River connecting Hastie Road with Lloyd Street to enable greater access to the town centre while small scale local centres are encouraged in the Mareeba south-western expansion precinct.
- (f) The Stable precinct defines an established area of residential properties incorporating horse stables adjoining the Mareeba Racecourse. The precinct is

intended to protect the ongoing use of the stables on these properties, in association with residential uses.

(g) The Industrial park precinct provides for the expansion, establishment and operation of General industry and Heavy industry uses within this precinct, where they are appropriately separated from incompatible uses.

(h) The Noxious and hazardous industry precinct provides for the expansion, establishment and relatively unconstrained operation of Special industry in the precinct where the use is sufficiently isolated from other land uses and potential on and off site impacts can be adequately managed. Uses other than Special industry and High impact industry should not occur in this precinct in order to prevent compromising the intended function of the precinct.

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

(a) Development recognises and protects the town centre as Mareeba's most important commercial and social asset that is supported by substantial public and private investment in buildings, infrastructure and culture;

(b) Development within the Town centre core precinct promotes greater walkability and integration between street and built environments through the consolidation and effective design of retail and commercial facilities;

(c) Development within the Town centre fringe precinct, accommodates destination-specific premises that requires car and service vehicle access;

(d) Development provides opportunities for greater utilisation of, and improved public access to, the Barron River and open spaces;

(e) Development protects Mareeba's heritage places and tourist and cultural assets and enhances opportunities for their public appreciation;

(f) Development facilitates the continuing growth of the Mareeba Airport for passenger and freight movements and industry associated with the airport's primary function. Activities in the Mareeba Airport precinct will be limited to ensure they do not compromise efficient aircraft operation;

(g) Development in the Stable precinct facilitates the combination of stables and houses whilst maintaining a low density to minimise impacts;

(h) Development provides for the expansion, establishment and relatively unconstrained operation of Special industry in the Noxious and hazardous industry precinct; and

(i) The establishment and operation of a range of industries in the Industrial park precinct is supported.

7.2.2.3 Criteria for assessment

Table 7.2.2.3—Mareeba local plan - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
If affected by the vegetated buffer area element	
PO1 Industrial development is appropriately screened from view to minimise impacts on the: (a) visual amenity and character of the local plan area; and (b) amenity of nearby land uses.	**AO1** A minimum 5 metre wide vegetated buffer area is provided in all areas of the site affected by the vegetated buffer element.

Performance outcomes	Acceptable outcomes
If in the Stable precinct	
PO2 Development facilitates the co-location of houses and stables while maintaining an appropriate level of amenity, having regard to emissions of: (a) noise; (b) odour; and (c) light	**AO2** Stables house no more than 10 animals and are: (a) separated by a minimum distance of 3 metres from any residential building on the same site; (b) separated by a minimum distance of 5 metres from any residential building on an adjoining site; and (c) setback a minimum of 6 metres from any road frontage.
If on a site with a frontage to the Byrnes Street core element	
PO3 Development with a frontage to the Byrnes Street core element is designed to minimise the dominance of vehicular access within the streetscape by: (a) providing vehicular access from an alternative frontage; (b) minimising the size of necessary vehicle access; and (c) maximising the area of the frontage used for pedestrian focussed activities.	**AO3.1** Where development has a frontage to the Byrnes Street core element, buildings are built to side boundaries, except for pedestrian access-ways and where alternative vehicular access is not available. In such instances, vehicular and pedestrian access-ways are not wider than 7 metres. Note—Refer to Figure A for further detail.
	AO3.2 Vehicular access is not provided from Byrnes Street where a site has more than one frontage.
If on a site affected by the Town centre fringe 6 metre setback element	
PO4 Larger destination-specific premises that require increased provision for car and service vehicle access are supported where it can be demonstrated that sufficient separation is provided between the use and adjoining residential uses to adequately mitigate any potential impacts on the amenity of adjoining premises, having regard to: (a) noise; (b) odour; (c) light; and (d) overlooking and privacy.	**AO4** Buildings and structures are setback a minimum of 6 metres from the boundary affected by the Town centre fringe 6 metre setback element.
If in the Town centre fringe precinct	
PO5 Development's address to the primary street frontage ensures: (a) car parking areas are not a dominant feature; and (b) sources of visual interest and casual surveillance of the street frontage are provided.	**AO5.1** No more than 50% of car parking is to be located between the building and the primary street frontage.
	AO5.2 Buildings include uses that orientated toward the primary street frontage with entrances and windows addressing the street.

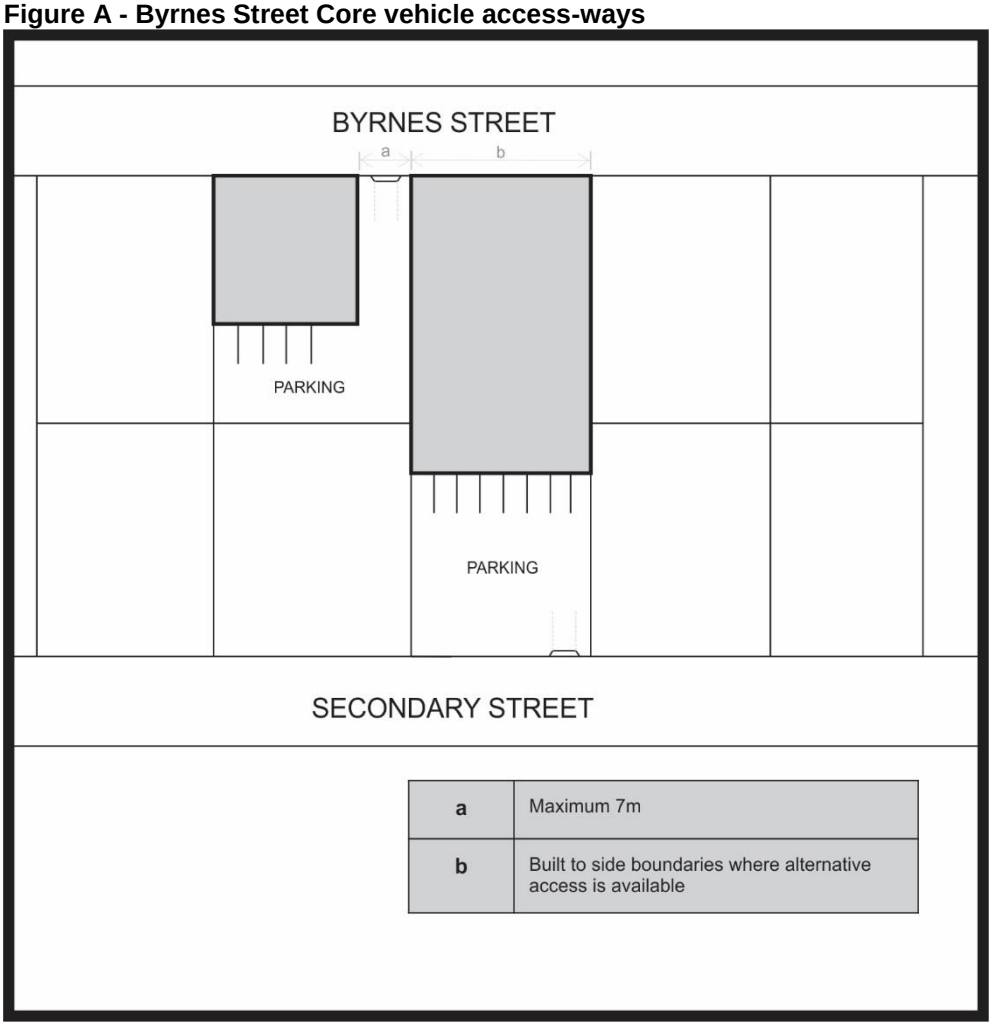
Performance outcomes	Acceptable outcomes
For assessable development	
PO6 Development in the Mareeba local plan area: (a) promotes and does not prejudice the ongoing operation of Mareeba as the major regional activity centre of the Shire; (b) provides growth or redevelopment in areas within close proximity to the Town centre core precinct; (c) locates Community facilities in accessible locations within walking distance of the Town centre core precinct; and (d) contributes to the vibrancy and local identity of the Mareeba community.	**AO6** No acceptable outcome is provided.
PO7 Development does prejudice the future construction of the Mareeba Bypass.	**AO7** Development involving permanent buildings or structures does not occur on land affected by the Mareeba bypass element.
PO8 Development integrates the following elements identified on the Mareeba local plan maps: (a) open space elements; (b) indicative collector roads as higher order road linkages; (c) indicative minor roads in a similar design as shown as mapped; and (d) possible connections as important road linkages between developments.	**AO8** No acceptable outcome is provided.
PO9 Development integrates small-scale local retail centres that: (a) service the local neighbourhood; and (b) do not prejudice the ongoing operation of the Mareeba town centre.	**AO9** No acceptable outcome is provided.
If in the Stable precinct	
PO10 Development does not involve a density of residential development that is likely to prejudice the ongoing use of land within the precinct for stables, having regard to the existing level of amenity.	**AO10.1** Development does not result in a higher accommodation density than currently exists.
	AO10.2 Development does not result in the creation of any new lots.

Performance outcomes	Acceptable outcomes
If in the Mareeba Airport precinct	
PO11 Development does not prejudice the ongoing operations or future development intentions of the Mareeba Airport.	**AO11** Development is limited to activities which have a direct associated with aviation.
If in the Town centre core precinct	
PO12 Development is to be of a scale and form which complements the character of the precinct, having regard to: (a) building location; (b) building height; (c) interface with the street; and (d) scale of windows, doors and structural elements	**AO12** No acceptable outcome is provided.
PO13 The character and style of buildings in the main street, including those representing the booming tobacco period of the 1950's and 1960's is maintained and protected.	**AO13.1** Buildings are re-used for new uses without alteration to their : (a) height; (b) width (at street frontage); (c) vertical or horizontal patterning; and (d) materials. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.
	AO13.2 Development on sites identified as building façade to be retained that retains the external (street facing) facade(s) of the building will qualify for a 10% reduction on car parking.
If in the Town centre fringe precinct	
PO14 Development does not undermine the role of the Town centre core precinct as Mareeba's primary retail and commercial precinct.	**AO14** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
If in the Noxious and hazardous industry precinct	
PO15 Appropriate provision is made for siting, managing and buffering uses in the Noxious and hazardous industry precinct to limit impacts on adjoining properties, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. Note—A facility management plan can be prepared to demonstrate that the ongoing operation of the use will maintain compliance with this outcome.	**AO15** No acceptable outcome is provided.
If in the Industrial park precinct	
PO16 Development that attracts the public into the Industrial park precinct does not develop within the Industrial park precinct.	**AO16** No acceptable outcome is provided.
If in the Northern investigation precinct	
PO17 Development does not compromise the long term future urban intent of this precinct.	**AO17** No acceptable outcome is provided.
If in the North-eastern expansion precinct, South-eastern expansion precinct or South-western expansion precinct	
PO18 Development provides an average net accommodation density of at least 12 dwellings or accommodation units per hectare. Note—Calculation of accommodation density excludes areas not developed as a result of provisions of an overlay.	**AO18** No acceptable outcome is provided.
PO19 Development provides a wide range of housing options, including different dwelling sizes and types that meet the needs of a range of household compositions.	**AO19** No acceptable outcome is provided.
PO20 The road network is to be developed in a logical and sequential manner to provide for the co-ordinated development of the precinct.	**AO20** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
PO21 The road network provides encourages walking and cycling to daily activities to reduce local vehicle trips by: (a) being based on a street grid network; (b) having walkable block sizes; (c) providing safe, efficient and provides for the needs of all users; (d) having a high level of connectivity for all users; and (e) being linked to destinations such as shops, open space and schools.	**AO21** No acceptable outcome is provided.

Figure A - Byrnes Street Core vehicle access-ways



a	Maximum 7m
b	Built to side boundaries where alternative access is available

Part 8 Overlays

8.1 Preliminary

(1) Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:
  (a) there is a particular sensitivity to the effects of development
  (b) there is a constraint on land use or development outcomes
  (c) there is the presence of valuable resources
  (d) there are particular opportunities for development
(2) Overlays are mapped and included in Schedule 2.
(3) The changed levels of assessment, if applicable, for development affected by an overlay are in Part 5.
(4) Some overlays may be included for information purposes only. This should not result in a change to the level of assessment or any additional assessment criteria.
(5) Assessment criteria for an overlay may be contained in one or more of the following:
  (a) a map for an overlay
  (b) a code for an overlay
  (c) a zone code
  (d) a local plan code
  (e) a development code
(6) Where development is proposed on premises partly affected by an overlay, the assessment criteria for the overlay only relate to the part of the premises affected by the overlay.
(7) The overlays for the planning scheme are:
  (a) Agricultural land overlay
  (b) Airport environs overlay
  (c) Bushfire hazard overlay
  (d) Environmental significance overlay
  (e) Extractive resources overlay
  (f) Flood hazard overlay
  (g) Heritage overlay
  (h) Hill and slope overlay
  (i) Regional infrastructure corridors and substations overlay
  (j) Scenic amenity overlay
  (k) Transport infrastructure overlay

8.2 Overlay codes

8.2.1 Agricultural land overlay code

8.2.1.1 Application

(1) This code applies to assessing development where:
  (a) land the subject of development is located within the agricultural land areas identified on the **Agricultural land overlay maps (OM-001a-n)**; and
  (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Note—Agriculture is appropriately reflected in Overlay Map 1 and is required to be mapped by State Government in response to Economic Growth State Interests.

8.2.1.2 Purpose

(1) The purpose of the Agricultural land overlay code is to protect or manage important agricultural areas, resources, and processes which contribute to the shire's capacity for primary production.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) The alienation, fragmentation or reduction in primary production potential of land within the 'Class A' area or 'Class B' area is avoided, except where:
    (i) an overriding need exists for the development in terms of public benefit,
    (ii) no suitable alternative site exists; and
    (iii) the fragmentation or reduced production potential of agricultural land is minimised;
  (b) 'Class A' areas and 'Class B' areas continue to be used primarily for more intensive agricultural activities which utilise the land quality provided in these areas;
  (c) Grazing on very large land holdings is maintained as the dominant rural activity in the 'Broadhectare rural' area; and
  (d) Land with the 'Broadhectare rural' area is maintained in its current configuration.

8.2.1.3 Criteria for assessment

Table 8.2.1.3 – Agricultural land overlay code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)** is avoided unless: (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; and (c) loss or fragmentation is minimised to the extent possible.	**AO1** Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)** unless they are associated with: (a) animal husbandry; or (b) animal keeping; or (c) cropping; or (d) dwelling house; or (e) home based business; or (f) intensive animal industry (only where for feedlotting); or (g) intensive horticulture; or (h) landing; or (i) roadside stalls; or (j) winery.

Performance outcomes	Acceptable outcomes
For assessable development	
PO2 Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)** are designed and located to: (a) avoid land use conflict; (b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; (c) avoid reducing primary production potential; and (d) not adversely affect public health, safety and amenity.	**AO2** No acceptable outcome is provided.
PO3 Development in the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)**: (a) ensures that agricultural land is not permanently alienated; (b) ensures that agricultural land is preserved for agricultural purposes; and (c) does not constrain the viability or use of agricultural land.	**AO3** No acceptable outcome is provided.
If for Reconfiguring a lot	
PO4 The 'Broadhectare rural area' identified on the **Agricultural land overlay maps (OM-001a-n)** is retained in very large rural holdings viable for broad scale grazing and associated activities.	**AO4** Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**.
PO5 Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)** that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.	**AO5** No acceptable outcome is provided.
PO6 Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**, including boundary realignments, only occurs where it: (a) improves agricultural efficiency; (b) facilitates agricultural activity; or (c) facilitates conservation outcomes; or (d) resolves boundary issues where a structure is built over the boundary line of two lots.	**AO6** No acceptable outcome is provided.

8.2.2 Airport environs overlay code

8.2.2.1 Application

(1) This code applies to assessing development where:
   (a) land the subject of development is affected by a constraint category identified on the **Airport environs overlay maps (OM-002a-f)**; and
   (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Note—Strategic airports and aviation facilities are appropriately reflected in Overlay Map 2 and is required to be mapped by State Government in response to Infrastructure State Interests.

8.2.2.2 Purpose

(1) The purpose of the Airport environs overlay code is to protect the current and ongoing operations of established airports, aerodromes and aviation infrastructure in Mareeba Shire.

(2) The purpose of the code will be achieved through the following overall outcomes:
   (a) The ongoing operation of Mareeba Airport and its associated infrastructure are protected from incompatible development;
   (b) Aerodromes in Chillagoe and Dimbulah are maintained to support recreation, mining and rural uses;
   (c) Operational airspace is protected;
   (d) Threats to aviation safety such as bird and bat strike and distraction or blinding of pilots are avoided or minimised;
   (e) State significant aviation facilities associated with the Mareeba Airport are protected from encroachment by sensitive land uses; and
   (f) Development in the vicinity of airports, aerodromes and aviation infrastructure does not compromise public safety.

8.2.2.3 Criteria for assessment

Table 8.2.2.3 - Airport environs overlay code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Protection of operational airspace	
PO1 Development does not interfere with movement of aircraft or the safe operation of an airport or aerodrome where within the: (a) Airport environs: OLS area of Mareeba Airport identified on **Airport environs overlay map (OM-002c)**; or (b) Airport environs: OLS area of Cairns Airport identified on **Airport environs overlay map (OM-002c.1)**; or (c) 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on **Airport environs overlay map (OM-002f)**; or (d) 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on **Airport environs overlay map (OM-002f)**.	**AO1.1** Development does not exceed the height of the Obstacle Limitation Surface (OLS) where located within the Airport environs: OLS area of: (a) Mareeba Airport identified on **Airport environs overlay map (OM-002c)**; or (b) Cairns Airport identified on **Airport environs overlay map (OM-002c.1)**.
	AO1.2 Development has a maximum height of 10 metres where within the 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on **Airport environs overlay map (OM-002f)**.
	AO1.3 Development has a maximum height of 15 metres where within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on **Airport environs overlay map (OM-002f)**.
Lighting	
PO2 Development does not include lighting that: (a) has the potential to impact on the efficient and safe operation of Mareeba Airport or an aerodrome; or (b) could distract or confuse pilots.	**AO2** Development within the 'Airport environs: Distance from airport - 6 kilometres' area for Mareeba Airport identified on **Airport environs overlay map (OM-002b)** or the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on **Airport environs overlay map (OM-002f)** does not: (a) involve external lighting, including street lighting, that creates straight parallel lines of lighting that are more than 500 metres long; and (b) does not contain reflective cladding upwards shining lights, flashing lights or sodium lights.

Performance outcomes	Acceptable outcomes
Noise exposure	
PO3 Development not directly associated with Mareeba Airport is protected from aircraft noise levels that may cause harm or undue interference.	**AO3** Sensitive land uses are acoustically insulated to at least the minimum standards specified by AS2021 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction where located within the 'Airport environs: 20-25 ANEF' area identified on **Airport environs overlay map (OM-002d)**.
Public safety	
PO4 Development does not compromise public safety or risk to property.	**AO4** Development is not located within the 'Airport environs: Mareeba Airport public safety area' identified on **Airport environs overlay map (OM-002e)**.
State significant aviation facilities associated with Mareeba Airport	
PO5 Development does not impair the function of state significant aviation facilities by creating: (a) physical obstructions; or (b) electrical or electro-magnetic interference; or (c) deflection of signals.	**AO5.1** Development within 'Airport environs: Zone B (600 metre buffer)' for the 'Saddle Mountain VHF' facility identified on **Airport environs overlay map (OM-002a.1)** does not exceed a height of 640 metres AHD.
	AO5.2 Development within 'Airport environs: Zone B (4,000 metre buffer)' for the 'Hahn Tableland Radar (RSR)' facility identified on **Airport environs overlay map (OM-002a)** does not exceed a height of 950 metres AHD, unless associated with Hann Tableland Radar facility.
	AO5.3 Building work does not occur within 'Airport environs: Zone A (200 metre buffer)' of the 'Biboohra CVOR' facility identified on **Airport environs overlay map (OM-002a)** unless associated with the Biboohra CVOR facility.

Performance outcomes	Acceptable outcomes
	AO5.4 Development within 'Airport environs: Zone B (1,500 metre buffer)' of the 'Biboohra CVOR' facility identified on **Airport environs overlay map (OM-002a)**, but outside 'Zone A (200 metre buffer)' identified on **Airport environs overlay map (OM-002a)**, does not include: (a) the creation of a permanent or temporary physical line of sight obstruction above 13 metres in height; or (b) overhead power lines exceeding 5 metres in height; or (c) metallic structures exceeding 7.5 metres in height; or (d) trees and open lattice towers exceeding 10 metres in height; or (e) wooden structures exceeding 13 metres in height.
For assessable development	
Mareeba Airport	
Protection of operational airspace	
PO6 Development within the vicinity of Mareeba Airport or an aerodrome does not interfere with the: (a) movement of aircraft; or (b) safe operation of the airport or facility.	**AO6.1** Development involving sporting and recreational aviation activities such as parachuting, hot air ballooning or hang gliding, does not occur within the Airport environs: OLS area of: (a) Mareeba Airport identified on **Airport environs overlay map (OM-002c)**; or (b) Cairns Airport identified on **Airport environs overlay map (OM-002c.1)**.
	AO6.2 Development involving temporary or permanent aviation activities does not occur within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on **Airport environs overlay map (OM-002f)**.
PO7 Development does not affect air turbulence, visibility or engine operation in the operational airspace of Mareeba Airport or regional aerodromes.	**AO7** Development does not result in the emission of a gaseous plume, at a velocity exceeding 4.3 metres per second, or smoke, dust, ash or steam within: (a) the Airport environs: OLS area of Mareeba Airport identified on **Airport environs overlay map (OM-002c)**; or (b) the Airport environs: OLS area of Cairns Airport identified on **Airport environs overlay map (OM-002c.1)**; or (c) the 'Airport environs: Airport buffer - 1 kilometre' of a regional aerodrome identified on **Airport environs overlay map (OM-002f)**.

Performance outcomes	Acceptable outcomes
Managing bird and bat strike hazard to aircraft	
PO8 Development in the environs of Mareeba Airport or an aerodrome does not contribute to the potentially serious hazard from wildlife (bird or bat) strike.	**AO8.1** Development within the 'Airport environs: Distance from airport - 8 kilometres' Bird and bat strike zone of Mareeba Airport identified on **Airport environs overlay map (OM-002b)** or the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on **Airport environs overlay map (OM-002f)** provides that potential food and waste sources are covered and collected so that they are not accessible to wildlife.
	AO8.2 Development within the 'Airport environs: Distance from airport - 3 kilometres' Bird and bat strike zone of Mareeba Airport identified on **Airport environs overlay map (OM-002b)** or the 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on **Airport environs overlay map (OM-002f)** does not include: (a) food processing; or (b) abattoir; or (c) intensive horticulture; or (d) intensive animal husbandry; or (e) garden centre; or (f) aquaculture.
	AO8.3 Putrescible waste disposal sites do not occur within the 'Airport environs: Distance from airport - 13 kilometres' Bird and bat strike zone of: (a) Mareeba Airport identified on **Airport environs overlay map (OM-002b)**; or (b) Cairns Airport identified on **Airport environs overlay map (OM-002b.1)**.

8.2.3 Bushfire hazard overlay code

8.2.3.1 Application

(1) This code applies to assessing development where:
- (a) land the subject of development is located within a Bushfire hazard area and Potential impact buffer (100 metres) identified on the **Bushfire hazard overlay maps (OM-003a-o)**; and
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

8.2.3.2 Purpose

(1) The purpose of the Bushfire hazard overlay code is to minimise the threat of bushfire to people and property.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development in a Bushfire hazard area is compatible with the nature of the hazard;
- (b) The number of people and properties subject to bushfire hazards are minimised through appropriate building design and location;
- (c) Development does not result in a material increase in the extent, duration or severity of bushfire hazard; and
- (d) Appropriate infrastructure is available to emergency services in the event of a bushfire.

8.2.3.3 Criteria for assessment

Table 8.2.3.3—Bushfire hazard overlay code — For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Water supply for fire-fighting purposes	
PO1 Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)** **AO1.1** Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. OR **AO1.2** Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool. Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.

Performance outcomes	Acceptable outcomes
For assessable development	
Land use	
PO2 Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** is appropriate to the bushfire hazard risk having regard to the: (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO2** All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**: (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) hostel; or (h) residential care facility; or (i) retirement facility; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction.
Lot design	
PO3 Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that: (a) is responsive to the nature and extent of bushfire risk; and (b) allows efficient emergency access to buildings for fire-fighting appliances. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)** **AO3.1** No new lots are created. OR **AO3.2** All lots include a building envelope that achieves a radiant heat flux level of 29kW/m^2 at the permitter of the building envelope. Note—Where a radiant heat flux of 29kW/m^2 is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.

Performance outcomes	Acceptable outcomes
Firebreaks and access	
PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**, vehicular access is designed to mitigate against bushfire hazard by: (a) ensuring adequate access for fire-fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and (c) providing for the separation of developed areas and adjacent bushland. Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following: i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; *vi.* passing bays and turning areas are provided for fire-fighting appliances located on public land. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO4.1** In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**, roads are designed and constructed: (a) with a maximum gradient of 12.5%; (b) to not use cul-de-sacs; and (c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. **AO4.2** In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**, firebreaks are provided: (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.
Hazardous materials	
PO5 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO5** The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**.

Performance outcomes	Acceptable outcomes
Landscaping	
PO6 Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to: (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO6** No acceptable outcome is provided.
Infrastructure	
PO7 Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** are protected from damage or destruction in the event of a bushfire. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO7** The following infrastructure services are located below ground: (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications
Private driveways	
PO8 All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO8** Private driveways: (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings.

8.2.4 Environmental significance overlay code

8.2.4.1 Application

(1) This code applies to assessing development where:
  (a) land the subject of development is affected by a constraint category identified on the **Environmental significance overlay maps (OM-004a-z)**; and
  (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Note—Biodiversity and Water quality are appropriately reflected in Overlay Map 4 and is required to be mapped by State Government in response to Environment and Heritage State Interests.

8.2.4.2 Purpose

(1) The purpose of the Environmental significance overlay code is to identify and protect matters of environmental significance, which include matters of state environmental significance (MSES) as defined under the state planning policy.

The Environmental significance overlay code ensures that:
  (a) waterways and high ecological significance wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna; and
  (b) the environmental values of regulated vegetation, wildlife habitat, protected areas and legally secured offset areas are protected and managed.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) the biodiversity values, ecosystem services and climate change resilience of areas of environmental significance are protected, managed and enhanced;
  (b) the biodiversity values of protected areas and legally secured offset areas are protected from development unless overriding community need is demonstrated;
  (c) development is located, designed and managed to minimise the edge effects of development on areas of regulated vegetation and wildlife habitat;
  (d) areas of regulated vegetation and wildlife habitat are managed to minimise biodiversity losses;
  (e) development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity;
  (f) development is appropriately setback from waterways and high ecological significance wetlands to minimise direct and indirect impacts on water quality and biodiversity; and
  (g) riparian vegetation and vegetation associated with high ecological significance wetlands is protected and enhanced to improve water quality and natural ecosystem function.

8.2.4.3 Criteria for assessment

Table 8.2.4.3A - Environmental significance overlay code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Regulated vegetation	
PO1 Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** is avoided unless: (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports. Note—Refer to Ecological corridors identified on SFM001-009 in consideration of wildlife connectivity at a regional scale.	**AO1.1** No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the **Environmental Significance Overlay Maps (OM-004a-o)**.
PO2 Development on sites adjacent to areas of 'Regulated vegetation' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** protects the environmental significance of regulated vegetation and: (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) does not negatively impact the movement of wildlife at a local or regional scale; and (c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports. Note—Refer to Ecological corridors identified on SFM001-009 in consideration of wildlife connectivity at a regional scale.	**AO2** Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the **Environmental Significance Overlay Maps (OM-004a-o)**.

Performance outcomes	Acceptable outcomes
Regulated vegetation intersecting a watercourse	
PO3 Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the **Environmental Significance - Waterway Overlay Maps (OM-004p-z)** is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports. Note—Refer to Ecological corridors identified on SFM001-009 in consideration of wildlife connectivity at a regional scale.	**Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)** **AO3.1** A minimum setback in accordance with **Table 8.2.4.3B** is provided between development and the top of the high bank of a 'Waterway' identified on the **Environmental Significance - Waterway Overlay Maps (OM-004p-z)**.
	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) **AO3.2** No clearing of native vegetation is undertaken within the minimum setback identified at **AO3.1**.
Waterways and wetlands	
PO4 'High ecological significance wetlands' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** and 'Waterways' on **Environmental Significance - Waterway Overlay Maps (OM-004p-z)** and are protected by: (a) maintaining adequate separation distances between waterways/wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining waterway bank stability by minimising bank erosion and slumping;	**Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)** **AO4.1** A minimum setback in accordance with **Table 8.2.4.3B** is provided between development and the top of the high bank of a 'Waterway' identified on the **Environmental Significance - Waterway Overlay Maps (OM-004p-z)**.
	Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) **AO4.2** A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the **Environmental Significance Overlay Maps (OM-004a-o)**.

Performance outcomes	Acceptable outcomes
(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	**Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)** **AO4.3** No stormwater is discharged to a 'Waterway' on **Environmental Significance - Waterway Overlay Maps (OM-004p-z)** or 'High ecological significance wetland' identified on the **Environmental Significance Overlay Maps (OM-004a-o)**. Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).
	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) **AO4.4** No wastewater is discharged to a 'Waterway' on **Environmental Significance - Waterway Overlay Maps (OM-004p-z)** or 'High ecological significance wetland' identified on the **Environmental Significance Overlay Map (OM-004a-z)**. Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).

Performance outcomes	Acceptable outcomes
For assessable development	
Wildlife Habitat	
PO5 Development within a 'Wildlife habitat' area identified on the **Environmental Significance Overlay Maps (OM-004a-o)**: (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance; (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site; (c) maintains or enhances wildlife interconnectivity at a local and regional scale; and (d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting). Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports. Note—Refer to Ecological corridors identified on SFM001-009 in consideration of wildlife connectivity at a regional scale.	**AO5** No acceptable outcome is provided
Legally secured offset areas	
PO6 Development within a 'Legally secured offset area' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	**AO6** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
Protected areas	
PO7 Development within a 'Protected area' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** is consistent with the values of the Protected Area and: (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	**AO7** No acceptable outcome is provided

Table 8.2.4.3B - Setback and buffer distances from waterways

Stream order	Setback and buffer from waterways
1	10 metres from top of high bank
2-4	25 metres from top of high bank
5 or more	50 metres from top of high bank

Note—The steam order of a 'waterway' is to be determined on a case by case basis.

8.2.5 Extractive resources overlay code

8.2.5.1 Application

(1) This code applies to assessing development where:
  (a) land the subject of development is affected by a constraint category identified on the **Extractive resources overlay maps (OM-005a-e)**; and
  (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Note—Mining and extractive industry is appropriately reflected in the Strategic Framework Maps and Overlay Map 5 and is required to be mapped by State Government in response to Economic Growth State Interests.

8.2.5.2 Purpose

(1) The purpose of the Extractive resources overlay code is to protect significant extractive resources and associated haulage routes to ensure that current and future extraction of resources is not compromised.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) Development in a 'Key resource processing area' or a 'Local resource area' does not compromise existing or future extractive operations;
  (b) Development for Extractive industry within a 'Key resource processing area' or a 'Local resource area' ensures that adverse impacts from the use do not extend beyond the identified separation area;
  (c) Uses incompatible with the adverse impacts of Extractive industry do not develop in a 'Key resource separation area' or a 'Local resource separation area';
  (d) Development in a 'Key resource separation area' or a 'Local resource separation area' does not compromise the function of the separation area as a buffer between extractive industry and incompatible uses.
  (e) 'Key resource transport routes' are protected and maintained; and
  (f) Development considers the existing and future use of 'Key resource processing areas', 'Local resource areas', 'Key resource separation areas', 'Local resource separation areas 'and 'Key resource transport routes' for Extractive industry and associated activities.

8.2.5.3 Criteria for assessment

Table 8.2.5.3 - Extractive resources overlay code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Haulage route	
PO1 Vehicular access to a 'Key resource transport route' identified on **Extractive resources overlay map (OM-005e)** does not adversely affect the safety or efficiency of the route for the existing or future transportation of extractive resources from a 'Key resource processing area' identified on **Extractive resources overlay map (OM-005e)**.	**AO1.1** No additional access to a 'Key resource transport route' identified on **Extractive resources overlay map (OM-005e)** is provided.
	AO1.2 Development does not result in an increase in the number of vehicles accessing the site from a 'Key resource transport route' identified on **Extractive resources overlay map (OM-005e)**.

Performance outcomes	Acceptable outcomes
PO2 Development is appropriately located to minimise potential amenity impacts from the use of a 'Key resource transport route' identified on **Extractive resources overlay map (OM-005e)** for the existing or future transportation of extractive resources from a 'Key resource processing area' identified on **Extractive resources overlay map (OM-005e)**.	**AO2.1** Sensitive land uses susceptible to heavy vehicle traffic impacts are setback 100 metres from any frontage to a 'Key resource transport route' identified on **Extractive resources overlay map (OM-005e).**
	AO2.2 New lots are not created wholly within 100 metres from any frontage to a 'Key resource transport route' identified on **Extractive resources overlay map (OM-005e)**.
For assessable development	
Key resource area	
PO3 Development in a 'Key resource processing area' or a 'Local resource area' identified on **Extractive resources overlay map (OM-005e)** does not compromise existing or future extractive operations.	**AO3** No acceptable outcome is provided.
Separation area	
PO4 Development in a 'Key resource separation area' or a 'Local resource separation area' identified on **Extractive resources overlay map (OM-005e)** does not compromise the function of the separation area as a buffer between Extractive industry and incompatible uses.	**AO4** The number of people living, working or congregating in a 'Key resource separation area' or a 'Local resource separation area' identified on **Extractive resources overlay map (OM-005e)** does not increase, unless these people are directly associated with the use of a 'Key resource processing area' or a 'Local resource area' for Extractive industry.
PO5 Development of Extractive industry in a 'Key resource separation area' or a 'Local resource separation area' identified on **Extractive resources overlay map (OM-005e)** does not result in adverse impacts beyond the separation area, having regard to: (a) noise; (b) dust; (c) ground vibrations; and (d) air blast overpressure .	**AO5** No acceptable outcome is provided.

8.2.6 Flood hazard overlay code

8.2.6.1 Application

(1) This code applies to assessing development where:
- (a) land the subject of development is located within a Flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o)**; and
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

Note—where new information, including flood studies or flood modelling supersedes the Flood hazard overlay maps (OM-006a-o) Council may have regard to this new information in the application of the Flood hazard overlay code in the interests of the precautionary principle and the safety of persons and property.

8.2.6.2 Purpose

(1) The purpose of the Flood hazard overlay code is to manage development outcomes in flood hazard areas identified on the **Flood hazard overlay maps (OM-006a-o)** so that risk to life, property, community and the environment during flood events is minimised, and to ensure that development does not increase the potential for flood damage on site or to other property.

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

- (a) Development in the 'Extreme flood hazard area':
  - i. maintains and enhances the hydrological function of the land;
  - ii. does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
  - iii. is limited to:
    - A. flood proofed Sport and recreation activities;
    - B. Rural activities where for Animal husbandry, Cropping or Permanent plantation;
    - C. flood proofed Utility installations, Substations or Major electricity infrastructure;
    - D. conservation and natural area management; and
    - E. replacement of existing lawful development, including Accommodation activities where habitable rooms are elevated above the defined flood level and include freeboard;

    Where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.

- (b) Development in the 'High flood hazard area':
  - i. maintains the hydrological function of the land;
  - ii. does not involve filling (earthworks) or changes to the existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
  - iii. is limited to:
    - A. flood proofed Sport and recreation activities and Club uses;
    - B. Non-resident workforce accommodation, Relocatable home park, Resort complex, Rooming accommodation, Short term accommodation and Tourist park uses where these uses comprise permanent on-site management and a flood evacuation management plan ensures the health and safety of persons during a flood event;
    - C. a Dwelling house only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone or where for minor intensification of existing Dwelling houses;

D. Rural activities where for Animal husbandry, Cropping or Permanent plantation;
E. Industrial activities and Commercial activities where it is accepted that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;
F. flood proofed Utility installations, Substations or Major electricity infrastructure;
G. conservation and natural area management; and
H. replacement of existing lawful development;

where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.

iv. protects surrounding land and land uses from increased flood hazard impacts;
v. elevates habitable rooms for all accommodation activities (including where for minor building work) above the defined flood level, including freeboard.

(c) Development in the 'Significant flood hazard area':
i. minimises risk to life and property from flood events;
ii. involves changes to the existing landform and drainage lines in this area only where detrimental impacts to the flood hazard risk of surrounding areas is avoided;
iii. is limited to:
A. Sport and recreation activities;
B. Industrial activities and Commercial activities where it is accepted that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;
C. Rural activities;
D. Accommodation activities, excluding Residential care facility and Retirement facility;
E. flood proofed Community activities, excluding Child care centre, Hospital and Community use where a flood emergency evacuation plan ensures the safety of people during a flood event;
F. flood proofed Utility installations, Substations or Major electricity infrastructure;
G. conservation and natural area management;
iv. locates habitable rooms for all accommodation activities above the defined flood level, including freeboard; and
v. locates the minimum floor level for all buildings other than accommodation activities, industrial activities and business activities above the defined flood level.

(d) Development in the 'Low flood hazard area':
i. minimises risk to life and property from flood events;
ii. locates habitable rooms for all Accommodation activities above the defined flood level, including freeboard; and
iii. locates the minimum floor level for all buildings other than Accommodation activities above the defined flood level, including freeboard.

(e) Development in the 'Potential flood hazard area':
i. maintains the safety of people on the development site from flood events and minimises the potential damage from flooding to property;
ii. does not result in adverse impacts on people's safety, the environment or the capacity to use land within the floodplain;
iii. locates habitable rooms for all Accommodation activities above a 1% Annual Exceedance Probability (AEP), including freeboard; and

iv. locates the minimum floor level for all building work other than Accommodation activities above the 1% AEP flood level, including freeboard.

8.2.6.3 Criteria for assessment

Table 8.2.6.3A - Flood hazard overlay code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
All flood hazard areas	
PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.	**AO1** The processing or storage of dangerous goods or hazardous materials is: (a) not undertaken in a flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o)**; or (b) is located above the defined flood level plus 0.3 metre freeboard.
PO2 Essential community infrastructure is able to function effectively during and immediately after flood events.	**AO2** Design levels for buildings must comply with the flood immunity standards specified in **Table 8.2.6.3.B** and **Table 8.2.6.3.C** where within a flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o)**.
Extreme flood hazard area	
PO3 Development, where involving a Material change of use within an 'Extreme flood hazard area' on the **Flood hazard overlay maps (OM006a-o)**, is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures, and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.	**AO3.1** Uses within the following activity groups are not located within an 'Extreme flood hazard area identified' on the **Flood hazard overlay maps (OM006a-o)**: (a) Accommodation activities; (b) Commercial activities; (c) Community activities except where for a Club with a maximum gross floor area of 100m^2; (d) Industrial activities; (e) Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation.
	AO3.2 Sport and recreation activities are not located within an 'Extreme flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)** except where for: (a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).

Performance outcomes	Acceptable outcomes
PO4 Development is located and designed to: (a) maintain and enhance the flood conveyance capacity of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) not increase the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that development levels are set above the defined flood level; (e) reduce property damage; and (f) provide flood immune access to buildings. Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO4.1-AO4.4 is also demonstrated. Note—In the event that a lawful building or structure is destroyed by flood or other event the building may be replaced in situ where there is no increase in: i. gross floor area; or ii. the number of dwellings or bedrooms on the premises.	**AO4.1** Buildings, including extensions to existing buildings, are: (a) not located within an 'Extreme flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)**; or (b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.
	AO4.2 All building work must be high set and retains the flood storage and conveyance capacity of the premises. Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.
	AO4.3 New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road. Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the **Flood hazard overlay maps (OM006a-o)**.
	AO4.4 Development does not increase the number of lots in the 'Extreme flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)** except where for the purposes of public open space.
PO5 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times.	**AO5** Filling above ground level is not undertaken in the 'Extreme flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)**.

Performance outcomes	Acceptable outcomes
High flood hazard area	
PO6 Development, where for a Material change of use within a 'High flood hazard area' identified on the **Flood hazard overlay maps (OM-006a-o)**, is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.	**AO6.1** Uses within the following activity groups are not located within a 'High flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)**: (a) Accommodation activities, except where for Dwelling house and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone; (b) Community activities except where for a Club with a maximum gross floor area of 100m^2; (c) Rural activities, except where for Animal husbandry, Cropping or Permanent plantation.
	AO6.2 Sport and recreation activities are not located within a 'High flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)** except where for: (a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).

Performance outcomes	Acceptable outcomes
PO7 Development is located and designed to: (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO8.1-AO8.9 is also demonstrated.	**AO7.1** Buildings, including extensions to existing buildings are: (a) not located within the 'High flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)**; or (b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling. OR
	AO7.2 Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use: (a) administrative areas; or (b) services, plant and equipment associated with the building. Note—AO8.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity. Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.
	AO7.3 All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.
	AO7.4 New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road. Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the **Flood hazard overlay maps (OM006a-o)**.
	AO7.5 New temporary, relocatable or impermanent buildings and structures are to be anchored with the ability to withstand transportation by floodwater. Note—Building work must be certified by a qualified structural engineer.
	AO7.6 Dwellings do not exceed four bedrooms.
	AO7.7 Building work on an existing dwelling does not comprise additional bedrooms.

Performance outcomes	Acceptable outcomes
	AO7.8 Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.
	AO7.9 Development does not increase the number of lots in the 'High flood hazard area; as identified on the **Flood hazard overlay maps (OM006a-o)** except where for the purposes of public open space.
PO8 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times.	**AO8** Filling above ground level is not undertaken in the 'High flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)**.
Significant flood hazard area	
PO9 Development, involving a Material change of use, within a 'Significant flood hazard area' on the **Flood hazard overlay maps (OM006a-o)** is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.	**AO9** The following uses are not located within a 'Significant flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)**: (a) Residential care facility; (b) Retirement facility; (c) Child care centre; (d) Hospital; or (e) Community use.

Performance outcomes	Acceptable outcomes
Significant flood hazard area, Low flood hazard area or Potential flood hazard area	
PO10 Development, where involving a Material change of use or Building work, is located and designed to: (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. Note—Where the development is located in a 'Potential flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)** and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.	**AO10.1** Buildings, including extensions to existing buildings are: (a) elevated above the defined flood level; and (b) the defined flood event does not exceed a depth of 600mm; and (c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling. OR **AO10.2** Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use: (a) administrative areas; or (b) services, plant and equipment associated with the building. Note—AO10.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity. Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris. **AO10.3** All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises. Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.
PO11 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times.	**AO11** Development does not involve in excess of $50m^3$ of fill above ground level per $1,000m^2$ of site area.

Performance outcomes	Acceptable outcomes
For assessable development	
Where for Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the Extreme flood hazard area, High flood hazard area or Significant flood hazard area other than a Dwelling house.	
PO12 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme, high or significant flood hazard, and: (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. Note—A Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the 'Extreme flood hazard area' identified on the **Flood hazard overlay map (OM006a-o)** is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to Floodplain Management in Australia: Best Practice Principles and Guidelines (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.	**AO12** No acceptable outcome is provided.
Significant flood hazard area, Low flood hazard area or Potential flood hazard area	
PO13 Development, where involving Reconfiguring a lot, is located and designed to: (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. Note—Where the development is located in a 'Potential flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)** and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.	**AO13** No acceptable outcome is provided.

Table 8.2.6.3B Flood immunity levels

Development Category	Minimum design floor or pavement levels (mAHD)
Category A	1% AEP + 0.5 metres
Category B	1% AEP + 0.3 metres
Category C	1% AEP
Category D	1% AEP
Category E	2% AEP

Note—Refer Table 8.2.6.3D for building classification by Category.

Table 8.2.6.3C Community infrastructure flood immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Emergency services, where for:	
• Emergency Shelters	0.1% AEP
• Police facilities	0.5% AEP
• Other Emergency services	0.1% AEP + 0.5 metres
Hospital	0.1% AEP+ 0.5 metres
Community use (where for the storage of valuable records or items of historic or cultural significance including libraries and museums)	0.5% AEP
Special industry (where for power station)	0.5% AEP
Substations	0.5% AEP
Utility installation (where for a sewage treatment plant)	Defined flood level
Utility installation (where for a water treatment plant)	0.5% AEP
Utility installation (other)	Alternative outcome required.
Air services	Alternative outcome required.

Table 8.2.6.3D Development category

Building Code of Australia Building classification(1)	Development types and design levels, assigned design floor or pavement levels	Category – refer to Table 8.2.6.3B for flood planning levels
Class 1–4	Habitable room	Category A
	Non-habitable room including patio and courtyard	Category B
	Non-habitable part of a Class 2 or Class 3 building excluding the essential services(2) control room	Category B
	Parking located in the building undercroft of a multiple dwelling	Category C
	Carport, unroofed car park; vehicular manoeuvring area	Category D
	Essential electrical services(2) of a Class 2 or Class 3 building only	Category A
	Basement parking entry	Category C + 0.3 metres

Building Code of Australia Building classification[1]	Development types and design levels, assigned design floor or pavement levels	Category – refer to Table 8.2.6.3B for flood planning levels
Class 5, Class 6, or Class 8	Building floor level	Category C
	Garage or car park located in the building undercroft	Category C
	Carport or unroofed car park	Category D
	Vehicular access and manoeuvring areas	Category D
	Basement parking entry	Category C
	Essential electrical services[2]	Class 8 – Category Class 5 & 6 – Category A
Class 7a	Refer to the relevant building class specified in this table	
Class 7b	Building floor level	Category C
	Vehicular access and manoeuvring area	Category D
	Essential electrical services[2]	Category C
Class 9	Building floor level	Category A
	Building floor level for habitable rooms in Class 9a or 9c where for a Residential care facility	0.2% AEP flood
	Building floor level for habitable rooms in Class 9b where involving children, such as a child care centre	0.2% AEP flood
	Garage or car park located in the building undercroft	Category C
	Carport or unroofed car park	Category D
	Vehicular access and manoeuvring areas	Category D
	Essential electrical services[2]	Category A
Class 10a	Car parking facility	Refer to the relevant building class specified in this table
	Shed or the like	Category D
Class 10b	Swimming pool	Category E
	Associated mechanical and electrical pool equipment	Category C
	Other structures	Flood planning levels do not apply

[1] Refer to the Building Code of Australia for definitions of building classifications.

[2] Essential electrical services include any area or room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high voltage cables, and lift or pump controls.

8.2.7 Heritage overlay code

8.2.7.1 Application

(1) This code applies to assessing development where:
- (a) land the subject of development is affected by a constraint category identified on the **Heritage overlay maps (OM-007a-f)**; and
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Note—This code will not apply to any development where an 'Exemption Certificate' has been issued for the work under Section 35 of the *Queensland Heritage Act 1992* and where the Heritage Place is included in the Queensland Heritage Register.

Note—In demonstrating compliance with the Heritage overlay code, reference should be made to Planning Scheme Policy 7 – Local Heritage Places where development relates to a Local heritage place.

Note—Cultural heritage is appropriately reflected in Overlay Map 7 and is required to be mapped by State Government in response to Environment and Heritage State Interests.

8.2.7.2 Purpose

(1) The purpose of the Heritage overlay code is to ensure development in a heritage place is compatible with the heritage significance of the place.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development does not involve the demolition or removal of a heritage place, unless there is no prudent and feasible alternative to the demolition or removal;
- (b) Development maintains the materials and setting of heritage places;
- (c) Development on a heritage place is compatible with the cultural heritage significance of the place;
- (d) Development involves the appropriate use of a heritage place;
- (e) Development recognises and conserves identified heritage places that exhibit the key historical themes of development and use of land and resources in Mareeba Shire; and
- (f) Development does not adversely affect the significant visual, sentimental and physical elements of a heritage place.

8.2.7.3 Criteria for assessment

Table 8.2.7.3 - Heritage overlay code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Where for Building work or Operational work involving a heritage place	
PO1 Development conserves and is subservient to the features and values of the heritage place identified on the **Heritage overlay maps (OM-007a-f)** that contribute to its heritage significance.	**AO1** Development: (a) does not alter, remove or conceal significant features of the heritage place identified on the **Heritage overlay maps (OM-007a-f)**; or (b) is minor and necessary to maintain a significant use for the heritage place identified on the **Heritage overlay maps (OM-007a-f)**.

Performance outcomes	Acceptable outcomes
For assessable development	
Where for Material change of use on a heritage place	
PO2 The Material change of use is compatible with the conservation and management of the significance of the heritage place identified on the **Heritage overlay maps (OM-007a-f)**.	**AO2** No acceptable outcome is provided.
Where for Reconfiguring a lot on a heritage place	
PO3 Reconfiguring a lot does not: (a) reduce public access to the heritage place identified on the **Heritage overlay maps (OM-007a-f)**; or (b) obscure or destroy any of the following elements relating to the heritage place identified on the **Heritage overlay maps (OM-007a-f)**: (i) pattern of historic subdivision; or (ii) the landscape setting; or (iii) views to the heritage place identified on the **Heritage overlay maps (OM-007a-f)**; or (iv) the scale and consistency of the urban fabric.	**AO3** No acceptable outcome is provided.
Where for Building work or Operational work involving a heritage place	
PO4 Changes to a heritage place identified on the **Heritage overlay maps (OM-007a-f)** are appropriately managed and documented.	**AO4.1** Development is compatible with a conservation management plan prepared in accordance with the *Australian ICOMOS Charter*[3] for Places of Cultural Significance (Burra Charter).
	AO4.2 An archival quality photographic record is made of the features of the place that are destroyed as a result of the development that meets the standards outlined in the *Department of Environment and Heritage Protection Guideline: Archival Recording of Heritage Places (2013)*.
PO5 The scale, location and design of the development are compatible with the character, setting and appearance of the heritage place identified on the **Heritage overlay maps (OM-007a-f)**. Note—A Heritage Impact Assessment Report must be prepared by appropriately qualified persons that demonstrates to Council's satisfaction that the development does not detract from, or diminish the cultural heritage significance of the heritage place.	**AO5** No acceptable outcome is provided.

[3] Australia ICOMOS Inc. is the national chapter of ICOMOS (International Council of Monuments and Sites), a non-government international organisation primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation.

Performance outcomes	Acceptable outcomes
PO6 Development does not adversely affect the character, setting or appearance of the heritage place identified on the **Heritage overlay maps (OM-007a-f)** through removal of vegetation that contributes to the heritage significance of the place. Note—A Heritage Impact Assessment Report must be prepared by appropriately qualified persons that demonstrates to Council's satisfaction that the vegetation removal does not detract from, or diminish the cultural heritage significance of the heritage place.	**AO6** Existing vegetation is retained.
PO7 Excavation or other earthworks do not have a detrimental impact on heritage places identified on the **Heritage overlay maps (OM-007a-f)** that are of archaeological significance. Note—An archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance.	**AO7** No acceptable outcome is provided.
PO8 For development involving structural demolition of a heritage place identified on the **Heritage overlay maps (OM-007a-f)**, works occur in accordance with a Heritage Place Construction Management Plan that demonstrates that: (a) a procedure for recording the existing condition of the heritage place identified on the **Heritage overlay maps (OM-007a-f)** (including any building encroachments) and monitoring the condition of the heritage place identified on the **Heritage overlay maps (OM-007a-f)** during the construction phase will be implemented; (b) measures will be employed to avoid damage to the heritage place identified on the **Heritage overlay maps (OM-007a-f)** during construction; (c) a protocol has been established for the approval of repair work and repairs to any damage to the heritage place identified on the **Heritage overlay maps (OM-007a-f)** resulting from construction works; and (d) where applicable, a report by a Landscape Architect or Arborist detailing how any identified significant vegetation on the site of the heritage place identified on the **Heritage overlay maps (OM-007a-f)** will not be adversely affected by works during and post construction.	**AO8** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
PO9 Advertising devices located on a heritage place identified on the **Heritage overlay maps (OM-007a-f)** are sited and designed in a manner that: (a) is compatible with the heritage significance of the place identified on the **Heritage overlay maps (OM-007a-f)**; and (b) does not obscure the appearance or prominence of the heritage place identified on the **Heritage overlay maps (OM-007a-f)** when viewed from the street or other public places.	**AO9** No acceptable outcome is provided.

8.2.8 Hill and slope overlay code

8.2.8.1 Application

(1) This code applies to assessing development where:
  (a) land the subject of development is located within a 'Hill and slope area' identified on the **Hill and slope overlay maps (OM-008a-o)**; and
  (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

8.2.8.2 Purpose

(1) The purpose of the Hill and slope overlay code is to ensure the ongoing stability of land within a hill and slope area to prevent risk to people or property.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) Development is located to avoid sloping land where practical; and
  (b) Development on sloping land maintains slope stability and does not increase the potential for erosion or landslide.

8.2.8.3 Criteria for assessment

Table 8.2.8.3 – Hill and slope overlay code - For assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Slope stability	
PO1 Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the **Hill and slope overlay maps (OM-008a-o)**, a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates: (a) the long term stability of the development site; (b) development will not be adversely affected by landslide activity originating on sloping land above the development site; and (c) development will not adversely affect other property outside the development site through landslide activity or alterations to surface or groundwater.	**AO1** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
PO2 Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the **Hill and slope overlay maps (OM-008a-o)** having regard to: (a) the nature and scale of the proposed use; (b) the gradient of the land; (c) the extent of land disturbance proposed; (d) stormwater discharge and its potential for erosion.	**AO2.1** Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the **Hill and slope overlay maps (OM-008a-o).**
	AO2.2 Development is not located on land with a gradient of greater than 25%.
	AO2.3 No lot less than 2,000m^2 is created in a 'Hill and slope area' identified on the **Hill and slope overlay maps (OM-008a-o).** Note – Where a minimum lot size of less than 2,000m^2 applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail.
Community infrastructure and essential services	
PO3 Community infrastructure and essential services located within a 'Hill and slope area' identified on the **Hill and slope overlay maps (OM-008a-o)** are able to function effectively during and immediately after landslide events.	**AO3** No acceptable outcome is provided.

8.2.9 Regional infrastructure corridors and substations overlay code

8.2.9.1 Application

(1) This code applies to assessing development where:
  (a) land the subject of development is affected by a constraint category identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d)**; and
  (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Note—Energy is appropriately reflected in Overlay Map 9 and is required to be mapped by State Government in response to Infrastructure State Interests.

8.2.9.2 Purpose

(1) The purpose of the Regional infrastructure corridors and substations overlay code is to ensure that:
  (a) 'Stock routes' facilitate the proper and safe movement of stock and maintain public health and safety; and
  (b) 'Major electricity infrastructure' and 'Substations' are protected from development that may prejudice its ongoing operation.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) 'Stock routes' are maintained free of impediments, obstructions or diversions;
  (b) development, other than for rural activities, is not located where it will increase the health and safety risk of people by exposure to vector borne disease; and
  (c) 'Major electricity infrastructure' and 'Substations' are appropriately separated from other land uses.

8.2.9.3 Criteria for assessment

Table 8.2.9.3 – Regional infrastructure corridors and substations overlay code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Where on land comprising or adjoining a stock route	
PO1 Development maintains: (a) the operational efficiency and safety of a 'Stock route' identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d)**; and (b) public health and safety.	**AO1.1** Buildings and structures are setback from a 'Stock route' identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d)**: (a) where in the Conservation zone, Rural zone or Rural residential zone and on a site with a land area of 2 hectares or greater, a minimum of: (i) 50 metres where involving Accommodation activities; or (ii) 20 metres where not involving Accommodation activities; or (b) a minimum of 6 metres otherwise.
	AO1.2 Any new access from a road servicing a 'Stock route' identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d)** includes a gate or grid to prevent stock entry to premises.

Performance outcomes	Acceptable outcomes
	AO1.3 Boundary fencing to prevent stock entry to premises is maintained along a 'Stock route' identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d)**.
Where on land comprising or adjoining major electricity infrastructure or a substation	
PO2 Development: (a) allows for the continued operation of the 'Major electricity infrastructure' or 'Substation' identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d)**; and (b) is located and designed to ensure a high quality of amenity is achieved for the use.	**AO2.1** Where involving Forestry for wood production, development is setback 1.5 times the maximum anticipated height of the tree at harvest from 'Major electricity infrastructure' identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d)**.
	AO2.2 Buildings and structures are setback a minimum of 20 metres from 'Major electricity infrastructure' or a 'Substation' identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d)**.

8.2.10 Scenic amenity overlay code

8.2.10.1 Application

(1) This code applies to assessing development where:
- (a) land the subject of development is affected by a constraint category identified on the **Scenic amenity overlay maps (OM-010a-b)**; and
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

8.2.10.2 Purpose

(1) The purpose of the Scenic amenity overlay code is to protect and enhance the scenic qualities and character of the shire.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Scenic routes are protected from development that could compromise their contribution to the character of the shire;
- (b) Scenic routes are enhanced through development that is consistent with the existing landscape character of the route; and
- (c) The visibility of Iconic landscape features from public areas of the shire is protected and enhanced.

8.2.10.3 Criteria for assessment

Table 8.2.10.3 – Scenic amenity overlay code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Where adjoining a Local scenic route	
PO1 'Local scenic routes' identified on **Scenic amenity overlay map (OM-010b)** are maintained and enhanced to: (a) achieve a high level of amenity when viewed from the street; (b) contribute to the development of natural features within the streetscape; and (c) compliment the character of the local area.	**AO1.1** Development with frontage to a 'Local scenic route' identified on **Scenic amenity overlay map (OM-010b)** retains existing mature native vegetation within 3 metres of the site frontage
	AO1.2 Development, other than for a Dwelling house, with frontage to a 'Local scenic route' identified on **Scenic amenity overlay map (OM-010b)**: (a) provides a landscaped strip that: (i) is a minimum of 3 metres; and (ii) contains species which comply with the relevant acceptable outcomes of the Landscaping code and any applicable local plan code; and (b) does not involve a freestanding permanent advertising device.

Performance outcomes	Acceptable outcomes
For assessable development	
Iconic landscape features	
PO2 The visibility of the 'Chillagoe Smelters iconic landscape feature' and the 'Mount Mulligan iconic landscape feature' identified on **Scenic amenity overlay map (OM-010a)** are not compromised by buildings or structures located within the: (a) 'Chillagoe Smelters iconic landscape feature'; or (b) 'Chillagoe Smelters 500 metre buffer'; or (c) 'Mount Mulligan iconic landscape feature'; or (d) 'Mount Mulligan 12 kilometre buffer'.	**AO2** No acceptable outcome is provided.
Where within the Shire scenic route 500 metre buffer	
'Shire scenic routes' identified on **Scenic amenity overlay map (OM-010b)** are maintained and enhanced: (e) to contribute to the rural landscape character of the shire; (f) to promote the appreciation of the natural environment; (g) through the sensitive location and design of land uses, buildings and structures; and (h) through the retention and enhancement of the attributes or values which give rise to the attractiveness of the subject site.	**AO3** No acceptable outcome is provided.
If for Extractive industry or Telecommunications facility	
PO4 The Extractive industry or Telecommunications facility is not visible from a 'Local scenic route' or a 'Shire scenic route' identified on **Scenic amenity overlay map (OM-010b)**.	**AO4** No acceptable outcome is provided.

8.2.11 Transport infrastructure overlay code

8.2.11.1 Application

(1) This code applies to assessing development where:
- (a) land the subject of development adjoins a rail corridor identified on the **Transport infrastructure overlay maps (OM-011a-j)**; and
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Note—State transport infrastructure is appropriately reflected in Overlay Map 11 and is required to be mapped by State Government in response to Infrastructure State Interests.

Note—The Transport infrastructure overlay includes mapped Transport Noise Corridors in accordance with section 246ZA of the Building Act. These corridors are mapped on **Transport infrastructure overlay maps (OM-011i-s)** for information purposes only. Development on land within a mapped corridor is not subject to any specific provisions under this planning scheme. The Queensland Development Code should be consulted in this respect.

8.2.11.2 Purpose

(1) The purpose of the Transport infrastructure overlay code is to promote the ongoing and expanded use of rail corridors within the shire for the transportation of passengers and freight.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Active 'Rail corridors' are protected from adjoining land uses which may prejudice their ongoing and expanded use;
- (b) Inactive 'Rail corridors' are preserved and protected for potential reuse for passenger or freight movements;
- (c) Non-residential development adjoining a 'Rail corridor' does not prevent the future use of the rail corridor by the site; and
- (d) Development compliments the use of 'Rail corridors' for tourist activities.

8.2.11.3 Criteria for assessment

Table 8.2.11.3 – Transport infrastructure overlay code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 Development does prejudice the: (a) ongoing operation of an active 'Rail corridor' identified on the **Transport infrastructure overlay maps (OM-011a-j)**; or (b) the potential future use of an inactive 'Rail corridor' identified on the **Transport infrastructure overlay maps (OM-011a-j)**.	**AO1** Buildings and structures are setback from a boundary with an active or inactive 'Rail corridor' identified on the **Transport infrastructure overlay maps (OM-011a-j)** a minimum of: (a) 40 metres where: (i) in the Rural zone; and (ii) on a site with an area of 2 hectares or greater; or (b) 5 metres otherwise.
For assessable development	
PO2 Non-residential development adjoining a rail corridor identified on the **Transport infrastructure overlay maps (OM-011a-j)** is designed to allow for the future use of the 'Rail corridor' by the land use.	**AO2** No acceptable outcome is provided

Performance outcomes	Acceptable outcomes
PO3 Development adjoining a 'Rail corridor' identified on the **Transport infrastructure overlay maps (OM-011a-j)** used for the transportation of tourists is designed to: (a) provide visual interest; (b) screen or enhance areas of limited visual interest; and (c) complement and enhance the character of the shire.	**AO3** No acceptable outcome is provided

Part 9 Development codes

9.1 Preliminary

(1) Development codes are codes for assessment where identified as an applicable code in Part 5.
(2) Statewide codes are included in all Queensland planning schemes.
(3) Use codes and other development codes are specific to each planning scheme area.
(4) The following are the statewide codes for the planning scheme:
    (a) Community residence code
    (b) Forestry for wood production code
    (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code.
(5) The following are the use codes for the planning scheme:
    (a) Accommodation activities code
    (b) Commercial activities code
    (c) Community activities code
    (d) Energy and infrastructure activities code
    (e) Industrial activities code
    (f) Rural activities code
(6) The following are the other development codes for the planning scheme:
    (a) Advertising devices code
    (b) Landscaping code
    (c) Parking and access code
    (d) Reconfiguring a lot code
    (e) Works, services and infrastructure code

9.2 Statewide codes

9.2.1 Community residence code

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

Table 9.2.1.1—Community residence for self-assessable development only

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

9.2.2 Forestry for wood production code

The planning scheme does not establish a variation in the level of assessment for cropping where forestry for wood production in a Rural zone. Forestry for wood production is addressed in the Rural activities code contained in Part 9 of the planning scheme.

9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code

(1) The purpose of the reconfiguring a lot (subdividing one lot into two lots) and associated operational works code is for assessing requests for compliance assessment for development for reconfiguring a lot that requires compliance assessment as prescribed in Part 5, section 5.4 under Table 5.4.2—Prescribed level of assessment: reconfiguring a lot.

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

Note—If compliance with the code is not possible, the development cannot be considered for compliance assessment and a development application for assessable development must be made to the local government as outlined in Schedule 18 of the Regulation.

Table 9.2.3A—Reconfiguring a lot (subdividing one lot into two lots) and associated operational works requiring compliance assessment

Compliance outcomes (CO)	
Lot design	
CO1	Frontage requirements must comply with Table 9.2.3.B - Minimum area and dimensions for Reconfiguring a lot.
CO2	Each lot must comply with the building envelope requirements contained within Table 9.2.3.C.
CO3	No rear lots are created in the Centre zone or the Industry zone; **AND** Any rear lot in the Low density residential zone or the Medium density residential zone and must comply with the following: • only one rear lot is provided behind each standard lot; and • no more than two rear lot access strips directly adjoin each other; and • no more than two rear lots gain access from the head of a cul-de-sac.
CO4	The reconfiguration ensures that any existing buildings and structures are setback to any new property boundary in accordance with boundary setback requirements contained within the applicable acceptable outcomes of this Planning Scheme.
CO5	The reconfiguration enables that any proposed buildings and structures can comply with boundary setback requirements contained within the applicable acceptable outcomes of this Planning Scheme.
CO6	The reconfiguration enables proposed buildings and structures to avoid easements, such as easements for trunk sewer lines; **AND** No new lots are created where proposed buildings and structures can not be constructed due to existing or planned underground or above ground infrastructure.
CO7	No new lots are created on land within a flood hazard area as identified by the *Flood hazard overlay*.
CO8	No new lots are created where any part of the land is identified as medium hazard or high hazard by the *Bushfire hazard overlay*.
CO9	No new lots are created where the existing slope of the land is 15 per cent or greater as identified by the *Hill and slope overlay*.
Infrastructure	
CO10	Each lot is connected to the reticulated water supply system.

Compliance outcomes (CO)	
CO11	Each lot is connected to reticulated sewerage system. **OR** For premises in Low density residential zone or the Medium density residential zone. and outside a sewered area, each lot provides for an effluent treatment and disposal system in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended). Note- Industry zoned land that is not connected to a reticulated sewer system cannot be subdivided.
CO12	Each lot is connected to an electricity supply network to the standard required by the relevant service provider.
CO13	Each lot is connected to a telecommunications network to the standard required by the relevant service provider.
CO14	Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed in accordance with Planning Scheme Policy 4 - FNQROC Regional Development Manual.
Access	
CO15	Each lot has lawful, safe and practical access to the existing road network via: • direct road frontage; **OR** • an access strip (for a rear lot) for the Low density residential zone or the Medium density residential zone.
CO16	Where access to a lot is proposed via an access strip, the access strip has: • A minimum width of 5 metres in the Low density residential zone or the Medium density residential zone. AND • Is designed and constructed in accordance with Planning Scheme Policy 4 - FNQROC Regional Development Manual.
CO17	The maximum length of an access strip does not exceed 30 metres in the Low density residential zone or the Medium density residential zone.
CO18	The gradient of an access strip does not exceed 12.5%.
CO19	• A driveway crossover to each lot is designed and constructed in accordance with Planning Scheme Policy 4 - FNQROC Regional Development Manual.
Stormwater	
CO20	Onsite erosion and the release of sediment or sediment-laden stormwater from the premises is minimised at all times including during construction and complies with designed and constructed in accordance with Planning Scheme Policy 4 - FNQROC Regional Development Manual; **OR** A Sediment and Erosion Control Plan complies with the draft *Urban Stormwater Quality Planning Guidelines*.
CO21	Filling or excavation on the premises; • does not exceed a maximum of 1 metre vertical change in natural ground level at any point; **AND** • does not occur within 1.5 metres of any site boundary; **AND** is no greater than 1m above or below natural ground level.
Compliance outcomes	
CO22	Filling or excavation does not cause ponding on the premises or adjoining land in accordance with Planning Scheme Policy 4 - FNQROC Regional Development Manual.

Table 9.2.3B—Minimum area and dimensions for compliance assessment for Reconfiguring a lot

Zone	Minimum area	Minimum frontage	Minimum building envelope
Low density residential zone	600m^2 (where connected to reticulated water and sewerage)	16 metres	10 metres x 10 metres
	800m^2 (where connected to reticulated water and not connected to reticulated sewerage)		
Low density residential zone where a rear lot	800m^2 (where connected to reticulated water and sewerage)	5 metres	10 metres x 10 metres
	1,000m^2 (where connected to reticulated water and not connected to reticulated sewerage)		
Medium density residential zone	400m^2	10 metres	10 metres x 10 metres
Medium density residential zone where a rear lot	600m^2	5 metres	8 metres x 9 metres
Industry zone	1,500m^2 (where connected to reticulated water and sewerage)	45 metres	

Table 9.2.3C—Setbacks for existing buildings subject to compliance assessment for Reconfiguring a lot

Zone	Setback requirements
Low density residential zone	Any existing buildings and structures are setback to any new property boundary in accordance with boundary setback requirements under the *Queensland Development Code*
Medium density residential zone	
Industry	Buildings are set back a minimum of 3m from any road frontage.
	Where a site has a common boundary with land in the Residential Living zone, the Residential choice zone or the Rural residential zone buildings and structures are set back a minimum of 6m from that boundary.

9.3 Use codes

9.3.1 Accommodation activities code

9.3.1.1 Application

(1) This code applies to assessing development where:
- (a) involving Accommodation activities; and
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.3.1.2 Purpose

(1) The purpose of the Accommodation activities code is to facilitate the provision of Accommodation activities in appropriate locations throughout the shire.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding uses;
- (b) Accommodation activities in the Centre zone are facilitated where they can integrate and enhance the fabric of the centre and are located behind or above commercial development;
- (c) Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;
- (d) Accommodation activities are generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;
- (e) Accommodation activities do not compromise the viability of the hierarchy and network of centres; and
- (f) Accommodation activities are responsive to site characteristics and employ best practice industry standards.

9.3.1.3 Criteria for assessment

Table 9.3.1.3A—Accommodation activities code – For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
All Accommodation activities, apart from Dwelling house	
PO1 Accommodation activities are located on a site that includes sufficient area: (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.	**AO1** Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in **Table 9.3.1.3B**.

Performance outcomes	Acceptable outcomes
All Accommodation activities, apart from Tourist park and Dwelling house	
PO2 Accommodation activities are provided with on-site refuse storage areas that are: (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.	**AO2.1** A refuse area is provided that: (a) includes a water connection; (b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and (c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility.
All Accommodation activities, except for Dwelling house	
PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses. Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.	**AO3** The windows of habitable rooms: (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or (b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: (i) 2 metres at ground level; and (ii) 8 metres above ground level; or (c) are treated with: (i) a minimum sill height of 1.5 metres above floor level; or (ii) fixed opaque glassed installed below 1.5 metres; or (iii) fixed external screens; or (iv) a 1.5 metre high screen fence along the common boundary.
PO4 Accommodation activities are provided with sufficient private and communal open space areas which: (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for passive and active recreation; (c) provide a positive outlook and high quality of amenity to residents; (d) is conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape.	**AO4.1** Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in **Table 9.3.1.3C**.
	AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in **Table 9.3.1.3D**.
	AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.

Performance outcomes	Acceptable outcomes
	AO4.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m^2 per dwelling or accommodation unit; (d) has a minimum height of 2.1 metres; (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable.
If for Caretaker's Accommodation	
PO5 Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area. Note—Where Caretaker's Accommodation is assessable development additional assessment criteria are provided under "for assessable development".	**AO5.1** Only one caretaker's accommodation is established on the title of the non-residential use.
	AO5.2 In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m^2.
If for Dwelling house	
PO6 Where a Dwelling house involves a secondary dwelling, it is designed and located to: (a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding area;	**AO6.1** The secondary dwelling is located within: (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.
	AO6.2 A secondary dwelling has a maximum gross floor area of 100m^2.
If for Dual occupancy	
PO7 Where establishing a Dual occupancy on a corner lot, the building is designed to: (a) maximise opportunities for causal surveillance; (b) provide for separation between the two dwellings; and (c) provide activity and visual interest on both frontages.	**AO7.1** Where located on a corner allotment, each dwelling is accessed from a different road frontage.
	AO7.2 The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.

Performance outcomes	Acceptable outcomes
If for Multiple dwelling, Residential care facility or Retirement facility	
PO8 Development is appropriately located within the Shire to: (a) maximise the efficient utilisation of existing infrastructure, services and facilities; and (b) minimise amenity impacts through the collocation of compatible uses. Note—Where Residential care facility or Retirement facility is assessable development additional assessment criteria are provided under "for assessable development".	**AO8** Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.
PO9 Buildings associated with more intensive Accommodation activities are designed to: (a) reduce the appearance of building bulk; (b) provide visual interest through articulation and variation; (c) be compatible with the embedded, historical character for the locality; and (d) be compatible with the scale of surrounding buildings Note—Where Residential care facility or Retirement facility is assessable development additional assessment criteria are provided under "for assessable development".	**AO9.1** External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements: (a) a change in roof profile; or (b) a change in parapet coping; or (c) a change in awning design; or (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development.
	AO9.2 For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.
	AO9.3 For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.
	AO9.4 For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types: (a) pyramidal; (b) hip or hipped; (c) gable; (d) skillion.
If for Residential care facility or Retirement facility	
PO10 The layout and design of the site: (a) promotes safe and easy pedestrian, cycle and mobility device movement; (b) defines areas of pedestrian movement; and (c) assists in navigation and way finding. Note—Where Residential care facility or Retirement facility is assessable development additional assessment criteria are provided under "for assessable development".	**AO10.1** The development incorporates covered walkways and ramps on site for weather protection between all buildings.
	AO10.2 Pedestrian paths include navigational signage at intersections.
	AO10.3 Buildings, dwellings and accommodation units include identification signage at entrances.

Performance outcomes	Acceptable outcomes
	AO10.4 An illuminated sign and site map is provided at the main site entry.
	AO10.5 Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.
If for Home based business	
PO11 Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to: (a) size and scale; (b) intensity and nature of use; (c) number of employees; and (d) hours of operation.	**AO11.1** The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.
	AO11.2 The Home based business does not occupy a gross floor area of more than 50m^2.
	AO11.3 No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.
	AO11.4 The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.
	AO11.5 The Home based business does not involve the public display of goods external to the building.
	AO11.6 The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.
	AO11.7 Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.
	AO11.8 The business does not involve the use of power tools or similar noise generating devices.

Performance outcomes	Acceptable outcomes
PO12 Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.	**AO12.1** Home based businesses involving accommodation activities are limited to the scale specified in **Table 9.3.1.3E**.
	AO12.2 A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.
	AO12.3 A farm stay is setback 100 metres from any property boundary.
	AO12.4 Entertainment and dining facilities associated with an accommodation activity are: (a) located at least 5 metres from the bedrooms of adjoining residences; and (b) located or screened so that they do not directly overlook private open space areas of adjoining properties.
If for Rural workers' accommodation	
PO13 The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.	**AO13.1** A Rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.
	AO13.2 The agricultural based rural activity is a minimum of 50 hectares in area.
PO14 Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and (b) permanent or seasonal nature of the employment.	**AO14.1** The Rural workers' accommodation is: (a) for permanent occupation; and (b) fully self-contained. OR
	AO14.2 The Rural workers' accommodation: (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence.

Performance outcomes	Acceptable outcomes
For assessable development	
If for Caretaker's Accommodation	
PO15 The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: (a) hours of operation; (b) nature of the use; (c) security requirements; (d) site location and access; and (e) proximity to other land uses.	**AO15** No acceptable outcome is provided.
If for Residential care facility or Retirement facility	
PO16 Retirement facilities include a range of housing designs and types that: (a) meet the needs of residents; (b) allow for 'ageing in place'; (c) consider differing mobility needs; (d) accommodate differing financial situations; and (e) cater for different household types.	**AO16** No acceptable outcome is provided.
If for Tourist park	
PO17 The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.	**AO17** No acceptable outcome is provided.
PO18 The density of accommodation provided within the Tourist park: (a) is commensurate with the size and utility of the site; (b) is consistent with the scale and character of development in the surrounding area; (c) ensures sufficient infrastructure and services can be provided; (d) does not adversely impact on the existing amenity of nearby uses; (e) ensures a high level of amenity is enjoyed by residents of the site; and (f) does not place undue pressure on environmental processes in the surrounding area.	**AO18.1** Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed: (a) 40 caravan or motor home sites per hectare of the nominated area(s); or (b) 60 tent sites per hectare of the nominated area(s); or (c) 10 cabins (maximum 30m^2 gross floor area per cabin) per hectare of the nominated area(s). **AO18.2** Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).

Performance outcomes	Acceptable outcomes
PO19 Accommodation sites are designed and located: (a) to provide sufficient land for necessary services and infrastructure; (b) to achieve sufficient separation between land uses; (c) is consistent with the scale and character of development in the surrounding area; and (d) to prevent amenity and privacy impacts on nearby land uses.	**AO19.1** A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.
	AO19.2 Caravan, motor home, tent and cabin accommodation sites are set back a minimum of: (a) 2 metres from an internal road; and (b) 1.5 metres from the side and rear boundaries of the site.
PO20 A Tourist park is provided with sufficient and appropriately located refuse collection areas.	**AO20.1** A central refuse collection area is provided to service all accommodation sites.
	AO20.2 The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.
	AO20.3 The refuse collection area is constructed on an impervious surface such as a concrete slab.
	AO20.4 A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.
	AO20.5 Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.

Table 9.3.1.3B – Minimum site area and minimum site frontage

Use	Minimum site area	Minimum frontage
Dual occupancy	(a) 600m^2 in the Medium density residential zone; or (b) 1,000m^2 in the Low density residential zone; or (c) 600m^2 in the Centre zone.	20 metres
Home based business	600m^2	-
Hostel	800m^2	20 metres
Multiple dwelling	800m^2	20 metres
Residential care facility	2,000m^2	30 metres
Retirement facility	2,000m^2	30 metres
Short-term accommodation	800m^2	20 metres
Tourist park	1 hectare	50 metres
• Caravan and motor home sites	100m^2 including sufficient area for the parking of a motor vehicle.	10 metres to an internal road
• Tent sites	40m^2 including sufficient area for the parking of a motor vehicle.	6 metres to an internal road
• Cabin sites	130m^2 including sufficient area for the parking of a motor vehicle.	10 metres to an internal road

Table 9.3.1.3C – Communal open space

Use	Minimum area	Minimum dimension	Design elements
Hostel	Rate of 5m^2 per resident	5 metres	• One continuous area; • 20% shaded; and • 10% of the provided area is screened for use for clothes drying.
Multiple dwelling	50m^2	5 metres	• Provides for clothes drying and recreational facilities; • One continuous area; and • Separated from any habitable room by a minimum of 3 metres.
Retirement facility or Residential care facility	Indoor communal space and communal open space as specified below.		
• Indoor communal space	Rate of 1m^2 per resident and 40m^2	-	• Located centrally; and • Provides a range of facilities.
• Communal open space	30% site area and 50m^2	5 metres	• Provided at ground level.
Short-term accommodation	50m^2 and 20% site area	5 metres	• Located at ground level; • One continuous area; and • 10% of the provided area is screened for use for clothes drying.
Tourist park	Includes at least each of the below communal facilities.		• Located within 100 metres of the sites they serve (unless private recreation facilities are provided); and • Separated from any site by a minimum of 10 metres.
• Covered cooking area	50m^2	-	• Including barbeque and dish washing facilities
• Laundry	-	-	• Including clothes drying facilities.
• Recreational open space	Rate of 5m^2 per site	-	• Including a children's playground.

Note—Provision of communal open space for a Multiple dwelling is not required by **Table 9.3.1.3C** where more than 75% have access to ground floor private open space.

Note—For a Tourist park, the calculation of recreational open space is inclusive of pool areas, sporting facilities, such as football fields and tennis courts, and any unobstructed grassed areas having a minimum dimension of 3 metres that are provided in addition to accommodation sites for recreational purposes. Planted landscape areas and vegetated areas are excluded from the calculation.

Note—Indoor communal space may include lounge areas, a library / reading room, a TV/games/recreation room, meeting space/s, hairdresser or a convenience store.

Table 9.3.1.3D – Private open space

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
Caretaker's accommodation	As specified below.		
• Ground level	50m^2	5 metres	• Provided as unobstructed area; and • Directly accessible from the main living area.
• Above ground level	15m^2	2.5 metres	• Provided as a balcony.
• Outdoor service court	5m^2	-	• Provided for clothes drying
Dual occupancy	40m^2	3 metres	• Located at ground level. • 20% shaded; and • Accessed from the main living area of the dwelling.
Dwelling house	40m^2	3 metres	• Located at ground level; • 20% shaded; and • Accessed from the main living area of the dwelling.
Home based business	40m^2	3 metres	• Located at ground level; • 20% shaded; and • Accessed from the main living area of the dwelling.
Hostel	As specified below.		
• Ground level	15m^2	3 metres	• 20% shaded; and • Directly accessible from the main living area.
• Above ground level	10m^2	3 metres	• Directly accessible from the main living area.
Multiple dwelling	As specified below.		
• Ground level	35m^2	3 metres	• 20% shaded; and • Directly accessible from the main living area.
• Above ground level	15m^2	3 metres	• Directly accessible from the main living area.
Residential care facility	6m^2	2 metres	• Provided as a shaded courtyard or balcony; and • Directly accessible from the main living area.

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
Retirement facility	As specified below.		
• Ground level	20m^2	3 metres	• Provided as a courtyard or similar space; • Grade does not exceed 5%; and • Directly accessible from the main living area at ground level.
• Above ground level	6m^2	2 metres	• Provided as a balcony or similar space; and • Directly accessible from the main living area.
Short-term accommodation	As specified below.		
• Ground level	15m^2	3 metres	• 20% shaded; and • Directly accessible from the main living area.
• Above ground level	10m^2	3 metres	• Directly accessible from the main living area.

Note—For Caretaker's accommodation, the outdoor service court may form part of the provided private open space.

Table 9.3.1.3E – Maximum scale of accommodation activities associated with a Home based business

Design	Maximum number of rooms	Maximum number of guests
Bed and breakfast	3 rooms for guest accommodation	6 guests at any one time
Farm stay	1 farm stay dwelling or accommodation unit in addition to the primary dwelling	10 guests at any one time

9.3.2 Commercial activities code

9.3.2.1 Application

(1) This code applies to assessing development where:
- (a) involving Commercial activities; and
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.3.2.2 Purpose

(1) The purpose of the Commercial activities code is to ensure Commercial activities are appropriately located, designed and operated to service the Shire while not impacting on the character and amenity of the area.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Commercial activities meet the needs of the local community, visitors and tourists through safe, accessible and convenient points of service;
- (b) Commercial activities have minimal impacts on the natural environment or the environmental values of the area;
- (c) Commercial activities reinforce and do not prejudice the role and function of established or designated centres;
- (d) Commercial activities minimise impacts on the character and amenity of the surrounding area and surrounding land uses, particularly residential uses; and
- (e) Commercial activities do not compromise the viability of the hierarchy and network of centres.

9.3.2.3 Criteria for assessment

Table 9.3.2.3—Commercial activities code – For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 Buildings are finished with high quality materials, selected for their durability and contribution to the character of the area.	**AO1** Building design does not incorporate: (a) highly reflective materials such as high performance glass or untreated galvanised metals; or (b) unrelieved, unpainted or un-rendered finishes; or (c) unarticulated concrete finishes; or (d) unarticulated cladding systems; or (e) fluorescent or iridescent paints; or (f) use of single colour or surface treatment.
If for Sales office	
PO2 A Sales office is compatible with the built form, character and amenity of the surrounding area, having regard to: (a) duration of use; (b) size and scale; (c) intensity and nature of use; (d) number of employees; and (e) hours of operation.	**AO2.1** The Sales office is limited in its duration to a period not greater than: (a) 2 years, where involving selling or displaying land or buildings (including a dwelling house, multiple dwelling, commercial or industrial buildings); or (b) 6 months, where involving land or buildings that can be won as a prize.

Performance outcomes	Acceptable outcomes
	AO2.2 The Sales office does not exceed 100m^2 gross floor area. Note—The Sales office may be located within part of a Dwelling house, Dual occupancy or Multiple dwelling for sale or that can be won as a prize.
	AO2.3 No more than 3 employees work within the sales office at any one time.
	AO2.4 The Sales office does not operate outside the hours of 8.00am to 6.00pm.
PO3 A Sales office is located to be accessible to visitors.	**PO3** The Sales office is established at the entrance to: (a) the estate or stage of the estate where involving multiple properties or dwellings; or (b) the building or land where involving a single property or dwelling.
For assessable development	
Visual amenity and character	
PO4 Commercial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of: (a) air conditioning; (b) refrigeration plant; (c) mechanical plant; and (d) refuse bin storage areas.	**AO4** No acceptable outcome is provided.
Location and size	
PO5 Commercial activities are located and designed: (a) to be commensurate to the scale and nature of land uses located and intended to be located in the immediate vicinity; and (b) consistent with the intent of the activity centre hierarchy for Mareeba Shire.	**AO5** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
If for Service station or Car wash	
PO6 The site is of a suitable size, shape and configuration to accommodate all aspects of the use, such as: (a) the building/s and associated storage areas; (b) any ancillary activities; (c) fuel delivery and service vehicles; (d) vehicle access and on site manoeuvrability; and (e) landscaping.	**AO6.1** The site has a: (a) minimum area of 1500m^2; and (b) minimum frontage of: (i) 30 metres to each road where the site is a corner site; or (ii) 40 metres otherwise.
	AO6.2 Bulk fuel storage tanks are situated on the site no closer than 8 metres to any road frontage.
	AO6.3 Bulk fuel storage tanks are situated on the site: (a) so that fuel delivery vehicles are standing wholly within the site when discharging fuel into the tanks; and (b) ensuring that the movement of other vehicles on the site is not restricted when fuel delivery occurs.
	AO6.4 Fuel pumps, car wash bays and facilities including air and water points are: (a) orientated to minimise vehicle conflicts associated with manoeuvring on site; and (b) located so that vehicles using or waiting to use the facilities are standing wholly within the site and in locations which do not restrict the movement of other vehicles on the site.
PO7 The use must provide for the collection, treatment and disposal of all solid and liquid wastes such that: (a) the off-site release of contaminants does not occur; and (b) there are no significant adverse impacts on the quality of surface water or ground water resources.	**AO7** No acceptable outcome is provided.

9.3.3 Community activities code

9.3.3.1 Application

(1) This code applies to assessing development where:
- (a) involving Community activities; and
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.3.3.2 Purpose

(1) The purpose of the Community activities code is to ensure Community activities that are appropriately designed and located to:
- (a) be conveniently accessible to the communities they serve; and
- (b) not detrimentally impact on local amenity.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Community activities do not have an adverse impact on the amenity of the surrounding area;
- (b) Community activities establish in appropriate locations that are highly accessible;
- (c) Community activities are located with other community activities when the opportunity to achieve practical co-location of facilities exists;
- (d) Community activities are designed to be accessible, functional and safe;
- (e) Community activities are compatible and integrated with surrounding land uses; and
- (f) Community activities enhance community identity and character.

9.3.3.3 Criteria for assessment

Table 9.3.3.3—Community activities code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Amenity and privacy	
PO1 Community activities are appropriately located and designed to avoid adverse impacts on sensitive uses related to: (a) noise; (b) lighting; and (c) overlooking. Note—These provisions apply to any adjoining sensitive use, both on an adjoining site and on the same site as the Community activity.	**AO1** Along any common boundary with a sensitive land use, development incorporates: (a) a 1.8 metre high solid screen fence; and (b) screening to windows which: (i) face the boundary; (ii) have a sill height less than 1.5 metres; and (iii) are not wholly screened by the boundary fence.
If for Educational establishment or Child care centre	
PO2 Development is located on a site that is capable of accommodating: (a) all facilities necessary for the use; (b) required landscaping and buffering; and (c) appropriately designed access, manoeuvring and parking areas.	**AO2** The development is located on a site with a minimum: (a) site area of 800m^2; (b) road frontage of 20 metres; and (c) road reserve width of 20 metres.

Performance outcomes	Acceptable outcomes
PO3 The design of the development does not result in any safety hazard for children or other users of the facility.	**AO3** A child proof fence or physical barrier is provided to prevent unintended access to the following areas, directly from indoor or outdoor areas intended to accommodate children: (a) Vehicle manoeuvring and parking areas; (b) Refuse storage and servicing areas; and (c) Air conditioning, refrigeration plant and mechanical plant.
For assessable development	
Location	
AO4 Development is compatible with the amenity of the surrounding area, having regard to: (a) the location and type of vehicular access and parking; (b) hours of operation; (c) waste storage and collection; (d) advertising devices and signage; (e) visual amenity; (f) privacy; and (g) noise, odour and dust emissions.	**AO4** No acceptable outcome is provided.
PO5 Community activities are highly accessible to the community they serve and are located to encourage multi-purpose trips.	**AO5.1** Community activities are not located in a cul-de-sac.
	AO5.2 Development is located: (a) within 800 metres walking distance of the Centre zone; or (b) within 400 metres walking distance of a public transport stop; or (c) provided with a connection to the pedestrian and cycle network.
Amenity and privacy	
PO6 Community activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of: (e) air conditioning; (f) refrigeration plant; (g) mechanical plant; and (h) refuse bin storage areas.	**AO6** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
If for Educational establishment or Child care centre	
PO7 Educational establishments and Child care centres: (a) do not detrimentally impact on the amenity or operations of surrounding land uses; and (b) have suitable separation distances and buffering from sensitive uses.	**AO7** No acceptable outcome is provided.

9.3.4 Energy and infrastructure activities code

9.3.4.1 Application

(1) This code applies to assessing development where:
- (a) involving Energy and infrastructure activities; and
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.3.4.2 Purpose

(1) The purpose of the Energy and infrastructure activities code is to ensure the appropriate location, planning, design, installation and operation of Energy and infrastructure activities to meet community standards and minimise any adverse impacts on nearby land uses and the natural environment. Renewable energy facility development will aim to achieve social, environmental and economic benefits to the community at both the local and regional level.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Energy and infrastructure activities meet the needs of the local and regional community through safe, accessible and convenient points of service;
- (b) Energy and infrastructure activities are designed to promote improved sustainability and efficient use of resources;
- (c) Energy and infrastructure activities are co-located where appropriate.
- (d) Energy and infrastructure activities are consistent with industry standards and objectives;
- (e) Energy and infrastructure activities minimise any negative impacts to public health, safety and the environment;
- (f) Energy and infrastructure activities are located, designed and operated to address and minimise potential impacts on environmental, economic and social values;
- (g) Any variation to existing amenity, visual, light, noise, electromagnetic interference and aircraft safety conditions or circumstances as a result of the Renewable energy facility is maintained within acceptable limits.
- (h) Renewable energy facilities are located within an area which provides economically viable resources;
- (i) Renewable energy facilities are operated in accordance with site-specific management plans that adequately control and monitor variable impacts such as turbine noise, shadow flicker, bird strike, maintenance and environmental management over the operational life of the facility;
- (j) Renewable energy facilities takes comprehensive account of national and/or state government recognised scientific knowledge and standards and are commensurate with significance, magnitude and extent of both direct and non-direct impacts; and
- (k) Comprehensive site rehabilitation is carried out at the end of the operational life of the Energy and infrastructure activity to restore the site to its pre-development state.

9.3.4.3 Criteria for assessment

Table 9.3.4.3—Energy and infrastructure activities code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Design	
PO1 Cable connections between infrastructure within and external to the facility are designed to ensure visual clutter is minimised.	**AO1** Cable connections between infrastructure are located underground.
PO2 The Energy and infrastructure activity is appropriately designed to ensure public safety is maintained.	**AO2.1** Security fencing with a minimum height of 1.8 metres is provided around perimeter of the proposed energy and infrastructure facility.
	AO2.2 Warning or information signs are erected to the perimeter security fence.
If for Telecommunications facility	
PO3 Telecommunication facilities are integrated with the built and natural environment to ensure they are not visually dominant or obtrusive.	**AO3.1** Telecommunication facilities are located: (a) underground; or (b) aboveground where: (i) with other telecommunications facilities; (ii) in or on an existing building or structure; and (iii) in areas where the predominant land uses are telecommunication facilities, industrial or commercial uses.
	AO3.2 Telecommunication facilities: (a) include external finishes, materials and colours which blend into the visual landscape and prevent recognition of the building or structure as a Telecommunications facility; or (b) integrated within an existing building or structure by: (i) concealment as an integral part of the building or structure; and (ii) not increasing the bulk of the building or structure which it is a part of; or (iii) being co-located within existing communication facilities.

Performance outcomes	Acceptable outcomes
For assessable development	
Location, site suitability and design	
PO4 Energy and infrastructure activities are appropriately located and designed: (a) to ensure the privacy and amenity of existing land uses in the surrounding area is not adversely impacted; (b) to ensure public health and safety is not adversely impacted; (c) having regard to the existing built and natural character of the immediate vicinity; (d) to allow direct connection to existing high voltage electricity infrastructure; (e) where sufficient resources are available to make the activity viable; and (f) considering the visibility of the activity in the surrounding area.	**AO4** No acceptable outcome is provided.
Noise impacts	
PO5 Energy and infrastructure activities are designed to ensure that existing urban and rural uses are not subject to unacceptable noise emissions, having regard to: (a) potential nuisance; and (b) risk to human health or wellbeing.	**AO5** No acceptable outcome is provided.
Shadow impacts	
PO6 Buildings or structures associated with the Energy and infrastructure activity do not cast shadows that would cause the amenity of surrounding premises, or the useability of public open space, to be unacceptably reduced.	**AO6** No acceptable outcome is provided.
Radio frequency emissions	
PO7 Radiofrequency emission levels from equipment and infrastructure associated with an Energy and infrastructure activity have no adverse impact on: (a) human health and safety; and (b) existing television or radio reception or transmission.	**AO7** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
Construction management	
PO8 Construction of Energy and infrastructure activities is carried out in accordance with an approved Construction Management Plan which contains management controls to ensure: (a) any adverse impact on the amenity or privacy of an existing use in the immediate surrounds of the site is minimised; (b) disruption to public facilities, such as roads and open space, is minimised; and (c) construction occurs in a timely manner.	**AO8** No acceptable outcome is provided.
Operational and maintenance management	
PO9 The operation and maintenance of Energy and infrastructure activities is carried out in accordance with an approved Operations and Maintenance Plan which contains management controls to ensure: (a) any impact on the surrounding area is not increased in intensity or severity during the operation of the facility; (b) the ongoing monitoring of operations with respect to emissions levels; and (c) ongoing maintenance is undertaken to provide for efficient operation.	**AO9** No acceptable outcome is provided.
Decommissioning and rehabilitation	
PO10 Comprehensive site decommissioning and rehabilitation is carried out when the Energy and infrastructure activity is discontinued to restore the site to its pre-development state, allowing future land uses that are consistent with the character and use of the immediate surrounds. The site is rehabilitated through the: (a) removal of all infrastructure and facilities associated with the Energy and infrastructure activity; (b) landscaping and planting of the site in a manner which is consistent with the landscape character within the immediate vicinity; and (c) restoration of any built or natural on-site features that existed prior to the site's use for the Energy and infrastructure activity.	**AO10** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
If for Renewable energy facility	
PO11 The Renewable energy facility has environmental, economic and social benefits at both a local and regional scale throughout its operational life.	**AO11** No acceptable outcome is provided.
PO12 Shadow flicker from a Renewable energy facility that has the potential to impact on urban and rural uses does not result in unacceptable levels of impacts on existing amenity, relating to unfettered access to sunlight absent shadow flicker.	**AO12** Modelled blade shadow flicker impacts do not exceed 30 hours per annum and 30 minutes/day at existing urban or rural developments.
PO13 Audible and inaudible noise emissions resulting from a Renewable energy facility do not result in unacceptable impact(s): (a) on the ability to enjoy the expected level of acoustic amenity anticipated for the zone and/or precinct; (b) to human or animal health.	**AO13** No acceptable outcome is provided.
PO14 The siting of renewable energy facilities and associated infrastructure takes account of and is sensitive to existing urban and rural development, environment, heritage, landscape and scenic values.	**AO14** No acceptable outcome is provided.
PO15 The material, finish and colour of a Renewable energy facility (including associated infrastructure) minimises visual impacts on the landscape setting.	**AO15** No acceptable outcome is provided.
PO16 Site access: (a) for construction of the facility does not adversely alter the existing natural drainage pattern; (b) services are co-located within accesses where possible and desirable; (c) is controlled and managed by a Construction Management Plan during construction; and (d) is controlled and managed by a Maintenance Management Plan during operation.	**AO16** No acceptable outcome is provided.

9.3.5 Industrial activities code

9.3.5.1 Application

(1) This code applies to assessing development where:
  (a) involving Industrial activities; and
  (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.3.5.2 Purpose

(1) The purpose of the Industrial activities code is to ensure Industrial activities are:
  (a) appropriately located within designated industrial areas;
  (b) established and operated in an efficient manner with minimal impact on the character, scale, amenity and environmental values of the surrounding area; and
  (c) managed to allow for progressive rehabilitation where involving Extractive industry.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) Industrial activities are appropriately located having regard to topography, surrounding land uses, natural environment, accessibility, local character and potential social and community impacts;
  (b) Industrial activities meet the needs of the local community and the local economy through well located, safe and convenient points of service;
  (c) Industrial activities are designed to have minimal impact on the character, amenity and environment of the surrounding area;
  (d) Industrial activities provide a safe working environment;
  (e) Industrial activities are designed to promote sustainability and energy efficiency;
  (f) Industrial activities are co-located with complimentary and compatible uses;
  (g) External impacts associated with Extractive industry operations do not impact on the character and amenity of the surrounding area and the safety and wellbeing of the community;
  (h) Extractive industry operations are adequately separated from potentially incompatible land uses; and
  (i) Extractive industry sites are progressively rehabilitated.

9.3.5.3 Criteria for assessment

Table 9.3.5.3—Industrial activities code– For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Separation	
PO1 Industrial activities are appropriately separated from sensitive uses to ensure their amenity is maintained, having regard to: (a) noise; (b) odour; (c) light; and (d) emissions. Note—Development proposed to be located closer than the separation distances specified in AO2 requires supporting investigations to demonstrate that the expected impacts from the industry use have been adequately mitigated in consideration of the local context.	**AO1** Development is separated from sensitive uses as follows: (a) medium impact industry–250 metres; or (b) high impact industry–500 metres; or (c) special industry– 1.5 kilometres.
For assessable development	
Amenity	
PO2 Industrial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of: (a) air conditioning; (b) refrigeration plant; (c) mechanical plant; and (d) refuse bin storage areas.	**AO2** No acceptable outcome is provided.
If for Extractive industry	
PO3 The site has sufficient area and dimensions to safely accommodate: (a) the extractive use; (b) vehicular access and on site vehicular movements; (c) buildings including staff facilities; (d) parking areas for visitors and employees; (e) storage areas and stockpiles; (f) any environmentally significant land; and (g) landscaping and buffer areas. Note—Refer to Planning Scheme Policy 3 - Extractive Industry.	**AO3** No acceptable outcome is provided.
PO4 Extractive industry is established and operated in a way that does not impact on public safety.	**AO4** Safety fencing is provided for the full length of the perimeter of the site and is appropriately signed with warning signs advising of the nature of the use and any danger or hazard.

Performance outcomes	Acceptable outcomes
PO5 Extractive industry is appropriately located to adequately mitigate visual, noise, vibration and dust impacts on sensitive uses.	**AO5** All aspects of the Extractive industry are setback from all boundaries: (a) 200 metres where not involving blasting or crushing; and (b) 1,000 metres for where involving blasting or crushing. Note—Refer to Planning Scheme Policy 3 - Extractive Industry.
PO6 The Extractive industry is designed and managed to appropriately address its interface with the natural environment and landscape, having regard to: (a) water quality; (b) existing vegetation; and (c) declared plants.	**AO6.1** The Extractive industry does not cause a reduction in the quality of ground water or receiving surface waters.
	AO6.2 Vegetation is retained on site that contributes towards alleviating the impact of the development on the visual amenity of surrounding sensitive land uses.
	AO6.3 No declared plants are transported from the site.
PO7 Extractive industry actively integrates rehabilitation into the ongoing operations on the site to progressively restore the site to its original (or an improved) condition, having regard to matters of: (a) locally prevalent plant species; (b) plant spacing; (c) local climatic conditions; (d) locations of waterways and wetlands; (e) ongoing maintenance; (f) potential habitat opportunities; (g) erosion and sediment control; and (h) fencing. Note—A revegetation plan must be prepared by a suitably experienced person in the field of natural area revegetation and rehabilitation, at a standard acceptable to Council, which addresses the items identified in Performance Outcome PO7.	**AO7** No acceptable outcome is provided.

9.3.6 Rural activities code

9.3.6.1 Application

(1) This code applies to assessing development where:
- (a) involving Rural activities; and
- (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.3.6.2 Purpose

(1) The purpose of the Rural activities code is to facilitate the provision of Rural activities in appropriate locations throughout the shire.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Rural activities meet the needs of the community through safe, accessible and well located uses;
- (b) Rural activities are designed, located and operated to minimise any adverse impacts on the natural environment and surrounding uses;
- (c) Rural activities employ best practice industry standards;
- (d) Rural activities maintain the rural landscape character and amenity of the surrounding area;
- (e) Rural activities facilitate employment opportunities where appropriate; and
- (f) Forestry for wood production is given equal regard to other forms of cropping.

9.3.6.3 Criteria for assessment

Table 9.3.6.3A—Rural activities code — For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
If for Aquaculture	
PO1 Aquaculture is of an appropriate scale and does not adversely impact on surrounding land uses, having regard to: (a) the nature of surrounding land use; (b) the proximity of surrounding land use; (c) hours of operation; and (d) emissions of: (i) odour; (ii) noise; and (iii) light.	**AO1.1** If located in the Rural zone, Aquaculture: (a) is located in an existing dam; or (b) does not involve any filling or excavation greater than 1,000m^3.
	AO1.2 If located in the Rural residential zone, Aquaculture is located on land greater than 2 hectares and: (a) is located in an existing dam; or (b) does not involve any filling or excavation.
	AO1.3 If located in a zone other than the Rural zone or the Rural residential zone, Aquaculture: (a) is enclosed within a building; or (b) does not involve any filling or excavation.

Performance outcomes	Acceptable outcomes
PO2 Aquaculture: (a) does not result in contamination or the reduction in quality of ground or surface waters; or (b) adversely impact upon surrounding ecological systems, including existing native vegetation.	**AO2.1** All wastewater from the facility (including wash-down water) is discharged directly into the sewer or in accordance with a trade waste permit.
	AO2.2 A bund is provided to contain a minimum of 110% of the total capacity of the tanks within the facility.
	AO2.3 Site design includes physical measures for interrupting and treating surface water drainage prior to release from the site.
	AO2.4 Bunding is provided to protect areas where waste water storage or treatment occurs.
	AO2.5 The establishment of the Aquaculture use does not involve clearing of native vegetation.
PO3 Aquaculture is located on sites which have sufficient area to: (a) accommodate all buildings, structures and infrastructure associated with the use; and (b) provide sufficient separation between the use and adjoining premises and uses.	**AO3** Aquaculture is established on a site with a minimum site area of 1 hectare.
If for Intensive animal industries	
PO4 Buildings, structures, equipment and machinery associated with the use are located so that they do not have a detrimental impact on sensitive land uses, having regard to offsite emissions of: (a) fume (b) particle (c) smoke (d) odour; (e) light; and (f) noise. Note—The use of the S factor methodology and odour dispersion modelling (in accordance with the methodology identified in PAE Holmes report *'Best Practice Guidance for the Queensland Poultry Industry – Plume Dispersion Modelling and Meteorological Processing'*) may be appropriate in demonstrating the compliance of an alternative to Acceptable Outcome AO4 with Performance Outcome PO4.	**AO4** Intensive animal industries are separated by a minimum distance of 2 kilometres from: (a) land included in the Low density residential zone, Medium density residential zone, Emerging community zone or Rural residential zone; (b) any existing dwellings or accommodation units; and (c) any community facility where people gather.

Performance outcomes	Acceptable outcomes
If for Animal keeping or Intensive animal industries	
PO5 Animal keeping or Intensive animal industries are located on land which has an area, dimensions and topography which allow the use to function appropriately and be sufficiently separated from adjoining properties and uses.	**AO5.1** Development is located on a site which has an area of 60 hectares or greater.
	AO5.2 Development is located on land which has a gradient which is not greater than 10%.
If for Forestry for wood production or Permanent plantation	
PO6 The impacts of the use on soil structure, fertility and stability are minimised through appropriate design of the site and operation of the use.	**AO6** The establishment and maintenance (including associated tracks and roads) of the use utilises the following methods: (a) mechanical strip cultivation on the contour, spot cultivation or manual cultivation for slopes greater than 10 per cent and less than 25 per cent; (b) spot cultivation or manual cultivation for slopes equal to or greater than 25 per cent; and (c) tracks and roads are located to avoid natural drainage features and areas that are subject to erosion and landslips to the greatest possible extent. Where it is necessary for tracks to cross these areas the crossing is designed and constructed to maximise surface stability.
PO7 The Forestry for wood production or Permanent plantation use is designed to: (a) reduce the potential bushfire hazard of the use; and (b) prevent the spread of bushfire between the use and adjoining premises.	**AO7.1** Firebreaks with a minimum width of 10 metres are established and maintained between the use and adjoining uses.
	AO7.2 The outer rows of forestry for wood production trees within 10 metres of the cleared firebreak are pruned up to a minimum height of 2 metres, commencing once trees are greater than 4 metres in height.
	AO7.3 Planting in hollows, gullies or drainage features preserves cold air drainage flow paths to prevent creation of frost hollows. Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.

Performance outcomes	Acceptable outcomes
If for Roadside stall	
PO8 The Roadside stall is consistent with the scale, intensity and character of land use within the immediate surrounds, having regard to matters of: (a) size of buildings; (b) building materials and design; (c) relationship with other on-site uses; and (d) balance between built and natural elements	**AO8.1** The Roadside stall is for the sale of produce grown on the same rural site or on rural properties in the immediate locality.
	AO8.2 Buildings and structures comprising the roadside stall do not exceed 20m^2 gross floor area.
	AO8.3 Buildings and structures are constructed of materials such as timber, tin and shade cloth.
	AO8.4 Buildings and structures are temporary in nature unless the Roadside stall forms part of an existing farm building.
	AO8.5 The Roadside stall is a maximum of 5 metres in height.
If for Rural industry	
PO9 Rural industry is located on sites which have sufficient area to: (a) accommodate all buildings, structures and infrastructure associated with the use; and (b) provide sufficient separation between the use and adjoining premises and uses.	**AO9** Development is located on a lot with a minimum area of 10 hectares.

Performance outcomes	Acceptable outcomes
For assessable development	
All Rural activities, other than Aquaculture, Forestry for wood production, Permanent plantation, Roadside stall or Rural industry	
PO10 A site specific Environmental Management Plan is provided addressing (as appropriate): (a) farming / nursery operations; (b) erosion and sediment control; (c) surface water and storm water management; (d) groundwater protection; (e) nutrient management for substrate utilisation or spray irrigation program; (f) use and storage of chemicals and pesticides; (g) integrated pest management; (h) operations and maintenance requirements; (i) composting; (j) air quality management; (k) odour reduction and management; (l) emergency preparedness plan; (m) wastewater management; (n) spent substrate management; (o) waste management and disposal; (p) separation distances between farm uses and surrounding properties; and (q) other matters appropriate to the use, as determined by Government regulations, guidelines, licence requirements and industry best practice.	**AO10** No acceptable outcome is provided.
If for Forestry for wood production	
PO11 Forestry for wood production is located to minimise impacts on nearby land uses and infrastructure, including: (a) damage as a result of fallen trees; (b) reduced access due to fallen trees; (c) spreading of plant matter and seedlings; and (d) shadowing.	**AO11.1** Forestry for wood production is separated a distance of 1.5 times the maximum anticipated height of the tree at harvest from: (a) dwellings and accommodation units; (b) machinery sheds; and (c) above-ground pipelines not subject to an easement (excluding infrastructure servicing only the farm).

Performance outcomes	Acceptable outcomes
	AO11.2 Within a setback or separation area: (a) cultivation and planning for wood production does not occur; (b) self-propagated seedlings (wildlings) generated from forestry for wood production are eradicated; and (c) road and track establishment may occur. Note—AO2.2 is not limited to a separation distance provided in accordance with AO2.1 and applies to all setbacks and separation distances applicable to Forestry for wood production, including those provided by a zone code or overlay code.
If for Animal keeping or Intensive animal industries	
PO12 The operation of the development must implement and maintain biosecurity measures that: (a) prevent the introduction of infectious disease agents to the development; (b) prevent the spread of disease agents from an infected area to an uninfected area; and (c) minimise the incidence and spread of microorganisms of public health significance.	**AO12** No acceptable outcome is provided.
PO13 Poultry farms, intensive animal feedlots and pig keeping uses are sited and operated in accordance with best practice industry standards, having regard to: (a) the nature of surrounding land use; (b) separation from other land uses; (c) the size and nature of the use; and (d) potential for odour dispersion. Note—The use of the S factor methodology and odour dispersion modelling (in accordance with the methodology identified in PAE Holmes report *'Best Practice Guidance for the Queensland Poultry Industry – Plume Dispersion Modelling and Meteorological Processing'*) may be appropriate in demonstrating compliance with Performance Outcome PO13.	**AO13** No acceptable outcome is provided.
PO14 All buildings used as part of a poultry farm complex must be appropriately separated from adjoining land, existing infrastructure and areas of environmental interest. Note—Where a poultry farm involves 1,000 birds or less, no Acceptable Outcome is provided.	**AO14.1** All buildings used as part of a poultry farm complex which involves more than 1,000 birds are setback from property boundaries in accordance with Table 9.3.6.3B.
	AO14.2 All buildings used as part of a poultry farm complex which involves more than 1,000 birds are separated by a distance which is no less than that specified in Table 9.3.6.3B from the following: (a) surface water, wells and bores; (b) declared fish habitat areas; and (c) high ecological value waters.

Performance outcomes	Acceptable outcomes
If for Aquaculture	
PO15 Water used as part of an Aquaculture operation is appropriately managed to ensure that it does not impact on environmental values.	**AO15** Water used as part of an Aquaculture operation does not reach a waterway, wetland or other waterbody via overland or stormwater flows.
PO16 Development is located and designed to avoid or minimise impacts on areas host to fisheries resources.	**AO16.1** All elements of the Aquaculture operation are separated from fish habitats by a minimum distance of: (a) 50 metres from bankfull width outside an urban area; or (b) 25 metres from bankfull width within an urban area.
	AO16.2 There is an overriding functional requirement for the development component or infrastructure to be located on areas host to fisheries resources.
PO17 A pond, tank or any other similar containment structure used for Aquaculture is appropriately designed to prevent leakage.	**AO17** No acceptable outcome is provided.

Table 9.3.6.3B— Poultry farming (over 1,000 birds) setback distances

Aspect	Distance (measured from poultry farm building complex to relevant aspect)
Areas of environmental interest	
Surveyed bank of a permanent water course	100 metres
Water supply dam	250 metres
Upper flood margin level of an urban water supply storage	800 metres
Wetlands and tidal waters	250 metres
Other surface waters (not covered by other categories)	100 metres
Property boundaries	
Property boundary where adjoining land is not located in the Rural Zone	300 metres
Property boundary in all other cases	100 metres

9.3.7 Sport and recreation activities code

9.3.7.1 Application

(1) This code applies to assessing development where:
  (a) involving Sport and recreation activities; and
  (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.3.7.2 Purpose

(1) The purpose of the Sport and recreation activities code is to ensure Sport and recreation activities are appropriately designed and located to:
  (a) be conveniently accessible to the communities they serve; and
  (b) not detrimentally impact on the character or local amenity.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) Sport and recreation activities are located proximate to the residents they serve;
  (b) Sport and recreation activities and associated infrastructure is designed and sited to ensure the amenity of the local area is protected;
  (c) Sport and recreation activities involving a club provides this activity as ancillary to the primary use;
  (d) Outdoor sport and recreation activities incorporate appropriate infrastructure and amenities such as small scale spectator seating; toilets; covered recreation areas; storage and dressing rooms; and
  (e) Night lighting of sport and recreation facilities is only installed where night time sport and recreation activities can be carried out without significantly impacting detrimentally on the local amenity.

9.3.7.3 Criteria for assessment

Table 9.3.7.3—Sport and recreation code – For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Outdoor lighting	
PO1 Outdoor lighting associated with Sport and recreation activities does not impact on the amenity of adjoining land uses	**AO1** Outdoor lighting is designed in accordance with AS 4282-1997 Control of Obtrusive effects of outdoor lighting.
Location and design	
PO2 The siting and design of Sport and recreation activities: (a) is compatible with the scale, intensity and character of development in the immediate vicinity; and (b) provides for convenient access to the use by the community, having regard to the nature of the use.	**AO2** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
Outdoor sport and recreation	
PO3 Any buildings or structures associated with Outdoor sport and recreation are: (a) limited to the provision of facilities and services associated with the use; and (b) of a scale consistent with the character of the immediate surrounds.	**AO3** Ancillary buildings are limited to: (a) spectator seating to a maximum of 50 persons per stand; (b) toilets; (c) covered recreation areas; (d) changing rooms; (e) food and drink outlets; (f) storage facilities; and (g) stables.

9.4 Other development codes

9.4.1 Advertising devices code

9.4.1.1 Application

(1) This code applies to assessing development where:
  (a) for Advertising devices; and
  (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.4.1.2 Purpose

(1) The purpose of the Advertising devices code is to regulate the location, siting, number, content and design requirements for advertising devices to protect the visual character and amenity of the urban and rural areas of the region, whilst supporting the promotion of business and enterprise.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) Advertising devices are designed, sited and integrated so that they do not detract from the existing character and amenity of an area and contribute to a coherent and harmonious streetscape;
  (b) Advertising devices are of a scale, dimension and quality to minimise adverse visual impacts;
  (c) Advertising devices do not result in visual clutter;
  (d) Advertising devices do not impact on pedestrian or road safety and do not obscure the view of any official traffic, safety or information sign;
  (e) Advertising devices are constructed and maintained to ensure a high standard of public safety through structural integrity, design and construction;
  (f) Advertising devices primarily provide, clear and effective identification of business and commercial premises, community uses and events with limited product advertising;
  (g) In the Rural zone advertising devices are limited to maintain the landscape character of the area; and
  (h) Billboards are limited to identified localities.

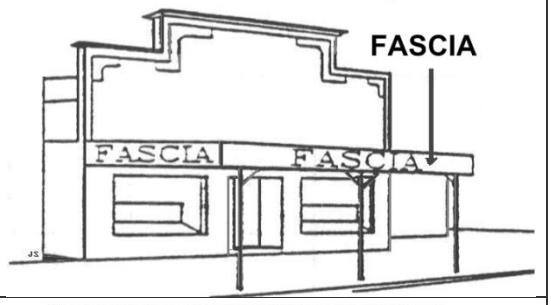
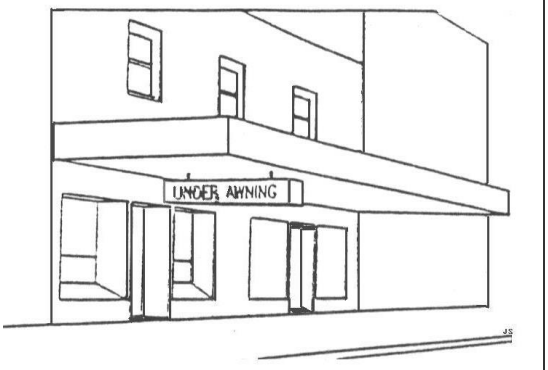
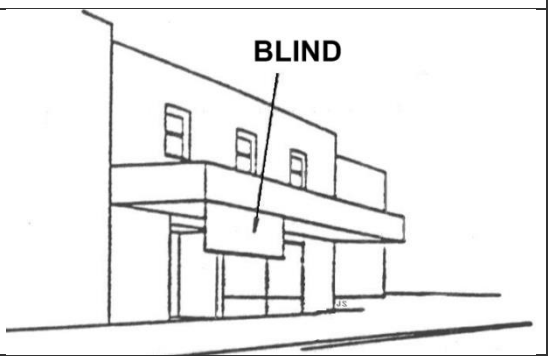
9.4.1.3 Criteria for assessment

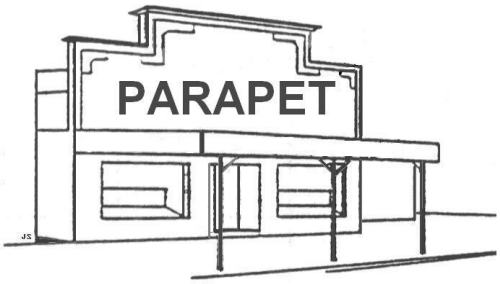
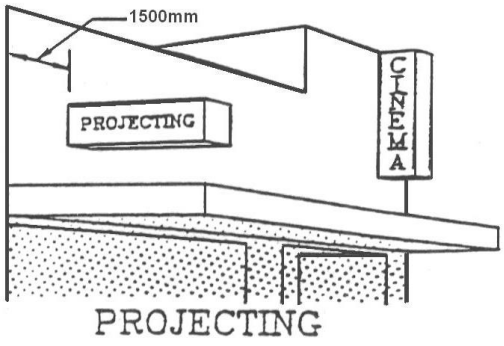
Table 9.4.1.3A—Advertising devices code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Public safety	
PO1 Advertising devices are designed, sited and constructed to maintain the efficient function of road infrastructure and not impede safe vehicular and pedestrian movements.	**AO1.1** Advertising devices do not: (a) resemble traffic control devices; or (b) give instructions to traffic; or (c) resemble a hazard or warning light through colour or method of operation, if visible from a road; or (d) cause interference with the visibility and effectiveness of hazard or warning lights; or (e) encroach onto any part of a road, road reserve, pedestrian or cycle path; or (f) incorporate highly reflective materials and finishes; or (g) cause significant visual or physical obstruction of, or distraction to, vehicular or pedestrian traffic.
Character and amenity	
PO2 Advertising devices are designed and located to: (a) avoid visual clutter; (b) avoid overshadowing of adjoining premises or public places; (c) prevent loss of daylight or sunlight access for nearby uses; (d) be consistent with the built and natural character of the immediate surrounds; and (e) allow for the identification of premises, uses and business.	**AO2.1** Advertising devices: (a) do not move, revolve, strobe or flash; (b) are not painted or erected on a roof (excluding awnings) or structure (such as a silo or tank); (c) do not incorporate overt or explicit language or visual content that is likely to be offensive to the general public; (d) primarily advertise a business and/or commercial premises rather than products; (e) are located on the property to which the advertising relates; (f) do not protrude above the roofline or parapet; and (g) are limited to those devices identified in **Table 9.4.1.3B**.
	AO2.2 The number, type and design of advertising devices complies with **Table 9.4.1.3D**.

Performance outcomes	Acceptable outcomes
For assessable development	
Character and amenity	
PO3 Advertising devices are: (a) designed and engineered to a standard that satisfies the wind classification for the particular area; (b) appropriately secured and supported so as to cause no injury or damage to persons or property; (c) not displayed on or attached to a tree, roadside pole or official traffic or safety sign; and (d) appropriately separated from any electricity infrastructure.	**AO3** No acceptable outcome is provided.
PO4 Freestanding advertising devices, where located on land fronting a state-controlled road, are appropriately located and designed to: (a) not impact on the safety and efficiency of the state controlled road network; and (b) preserve rural character and landscape values.	**AO4** Freestanding advertising devices: (a) have a maximum sign face area of 18m^2 and a maximum sign face width of 6 metres; (b) are sited a minimum of 1 kilometre from all existing freestanding advertising devices whether or not they are on the same side of the road; (c) are of a design and colour that is compatible with existing adjacent development; and (d) are only located on properties with frontage to either side of the sections of State-controlled road identified in **Table 9.4.1.3C**.

Table 9.4.1.3B—Acceptable advertising devices

Type and definition	Example
Above awning advertising device - an advertising sign located on top of and attached to an awning or veranda.	
Fascia advertising device - a flush advertising sign painted on, or attached to the front and/or side faces of an awning.	
Under awning advertising device - a flat signage panel or light-box that is suspended directly underneath an awning or verandah.	
Blind advertising device - a sign that is painted or otherwise affixed to a solid or flexible material suspended from an awning face or verandah.	

Type and definition	Example
Parapet advertising device – a sign painted on, or affixed to the architectural parapet of a building.	
Projecting advertising device - a sign mounted at right angles to a wall or building face.	
Freestanding advertising device - a sign that comprises either a hoarding/billboard or a pylon sign which is elevated from the ground and supported by one or more columns, pylons or poles.	
Fence advertising device - a sign painted on, or otherwise affixed to a fence or gate that acts as a permanent partition screen or barrier.	

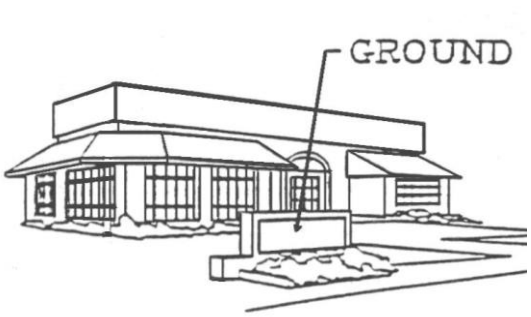
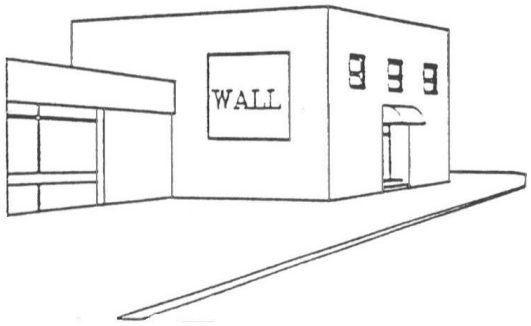
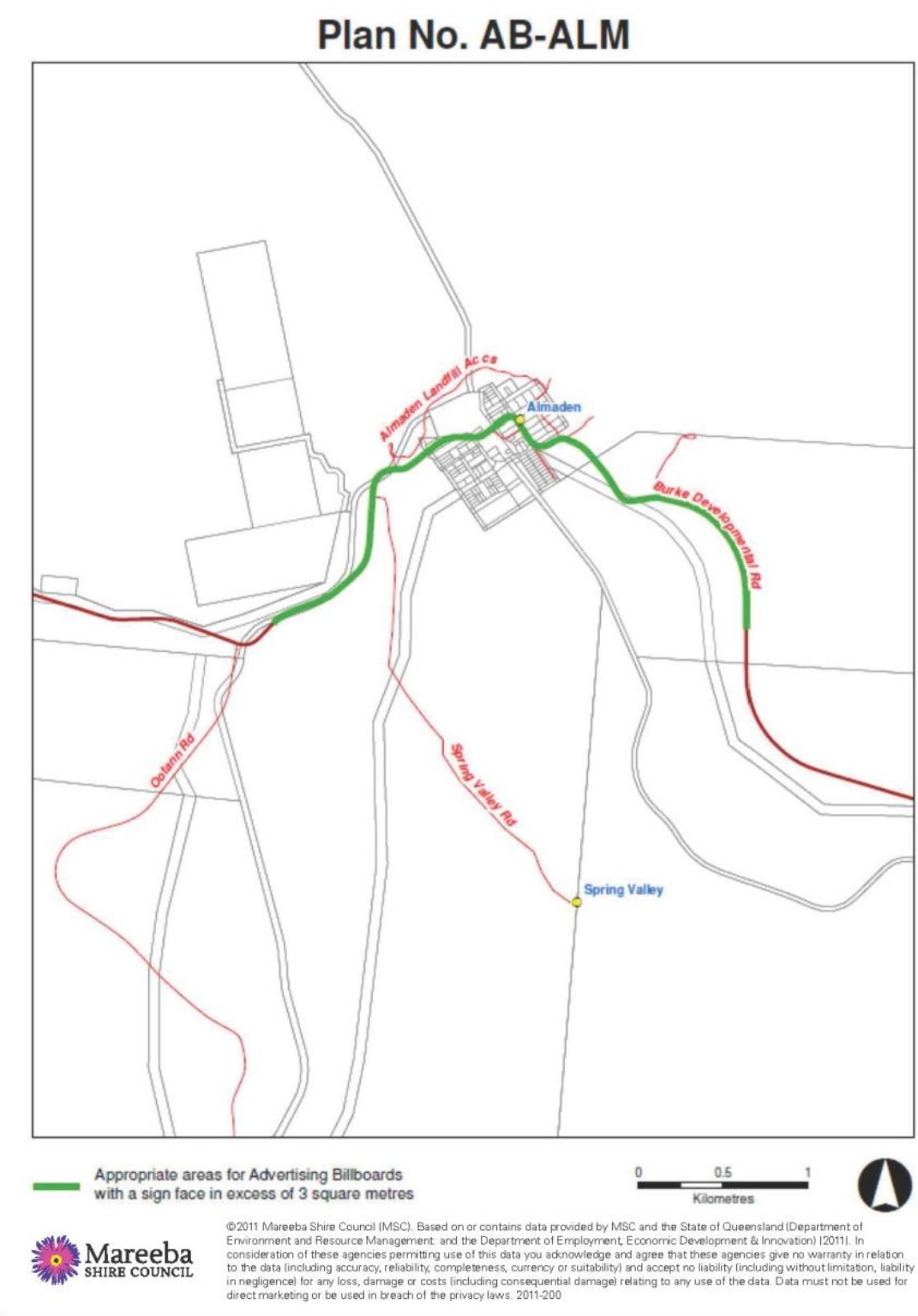
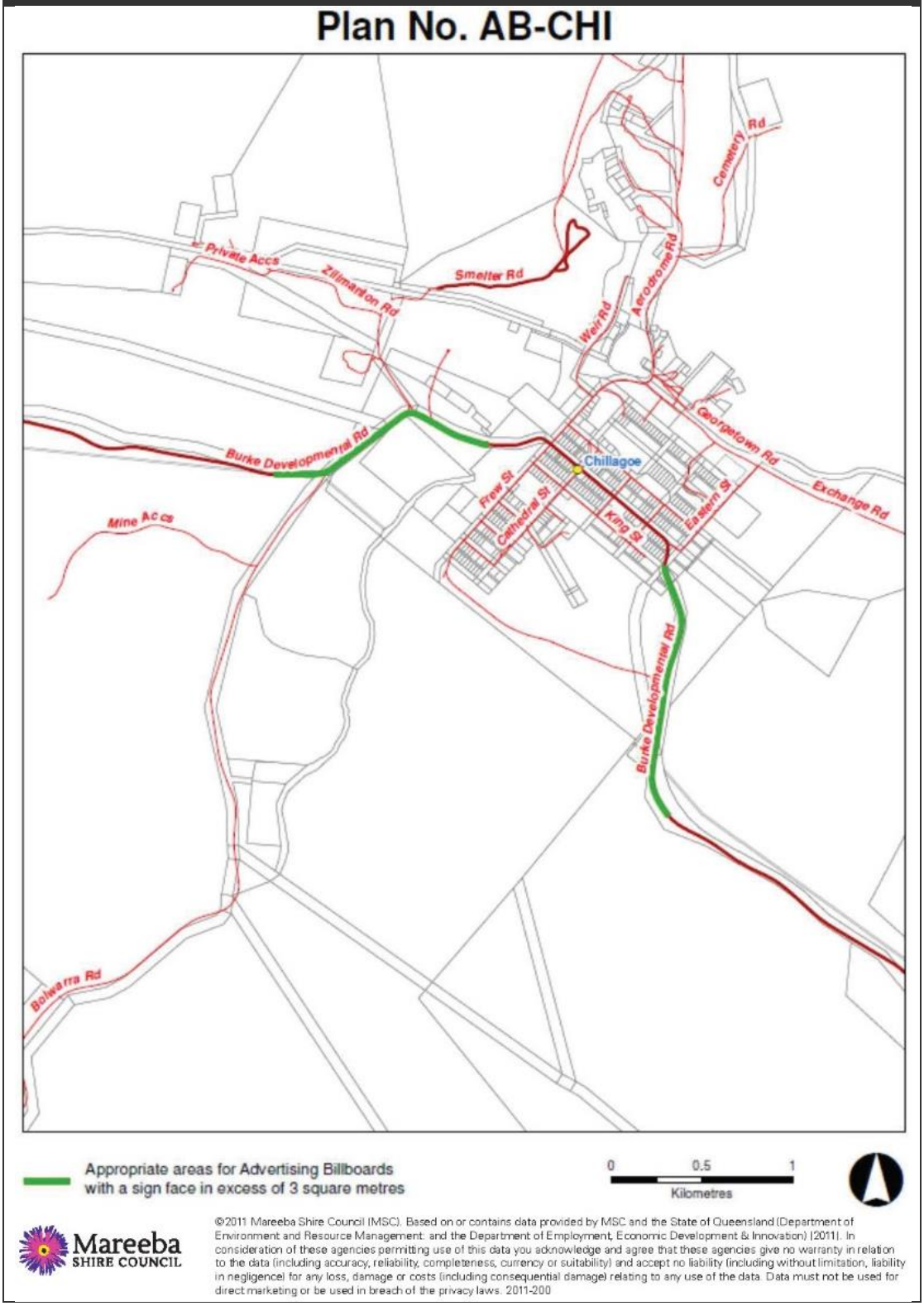
Type and definition	Example
Ground advertising device - a low-level independent sign that contains the name associated with the premises and that is erected at a driveway entrance as a permanent structure.	
Wall advertising device - a sign painted on, or otherwise affixed to a wall and confined within the limits of the wall.	
Window advertising device - a sign painted on, or otherwise affixed to the inner or outer surface of a window. The term includes devices that are suspended from the window frame and may also be illuminated. The term does not include product displays or showcases for viewing by pedestrians.	

Table 9.4.1.3C—Acceptable locations for Freestanding advertising devices

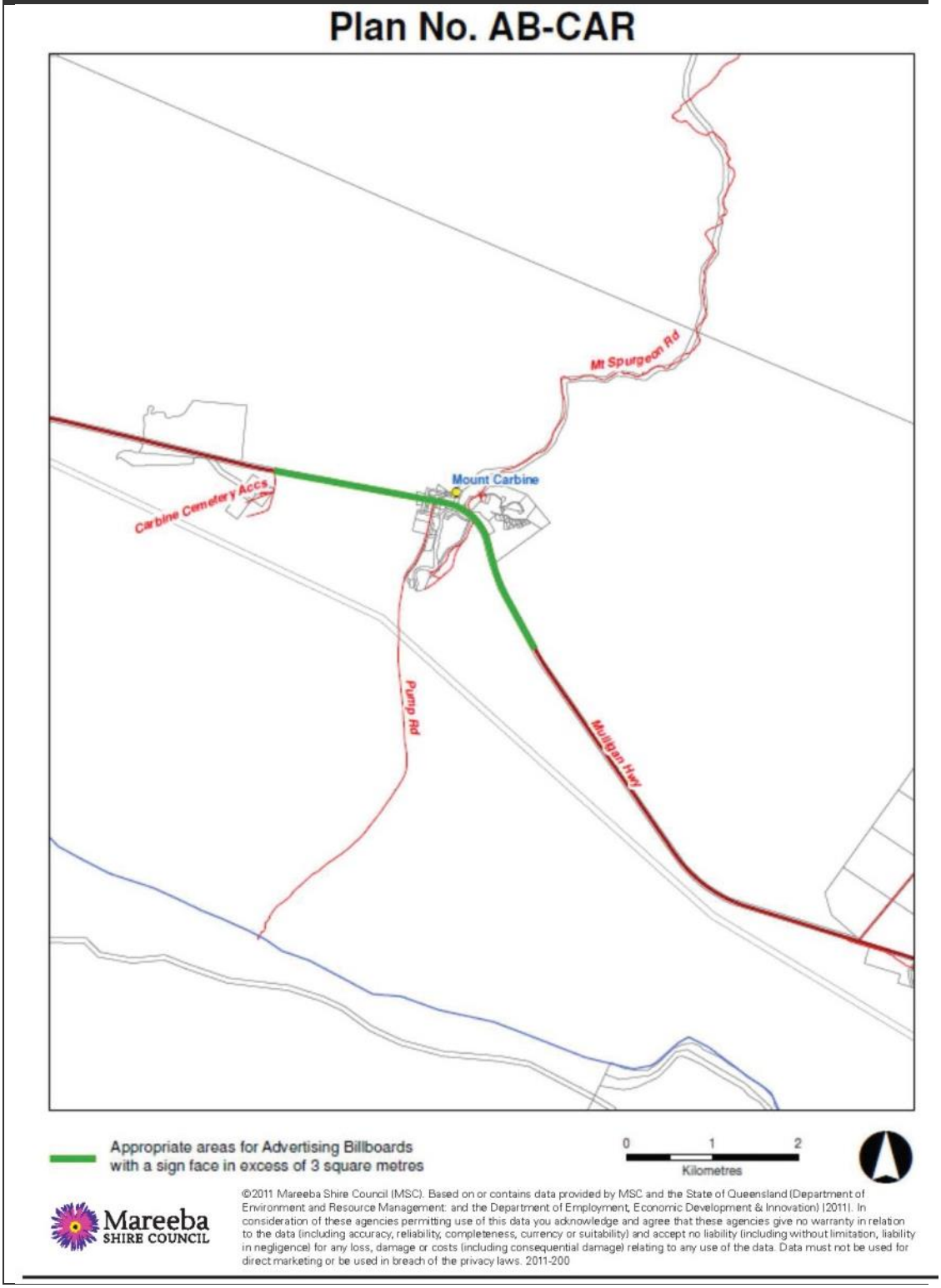
Acceptable locations for Freestanding advertising devices



Acceptable locations for Freestanding advertising devices



Acceptable locations for Freestanding advertising devices



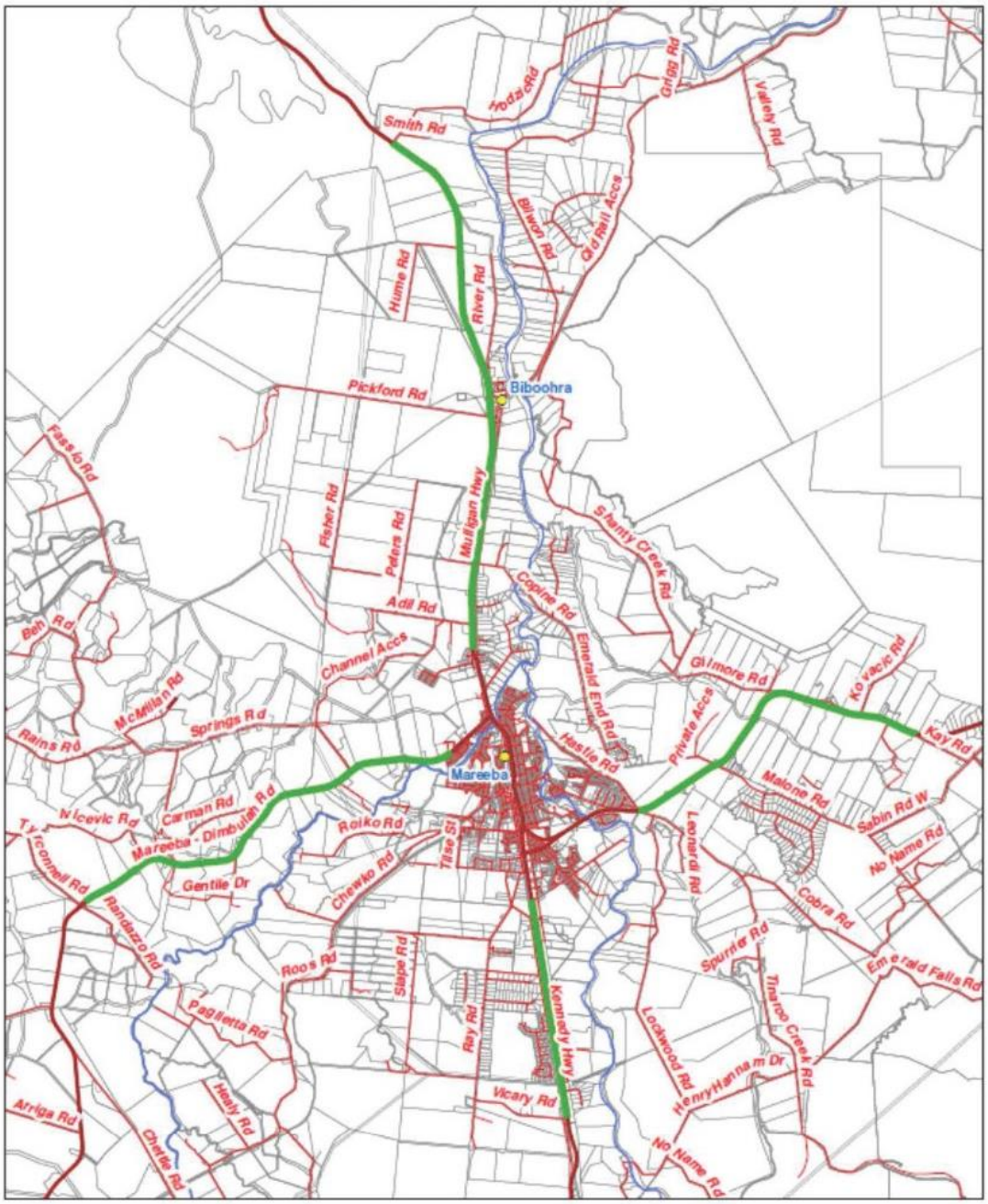
Acceptable locations for Freestanding advertising devices

Plan No. AB-DIM

Mareeba SHIRE COUNCIL

Acceptable locations for Freestanding advertising devices

Plan No. AB-MAR



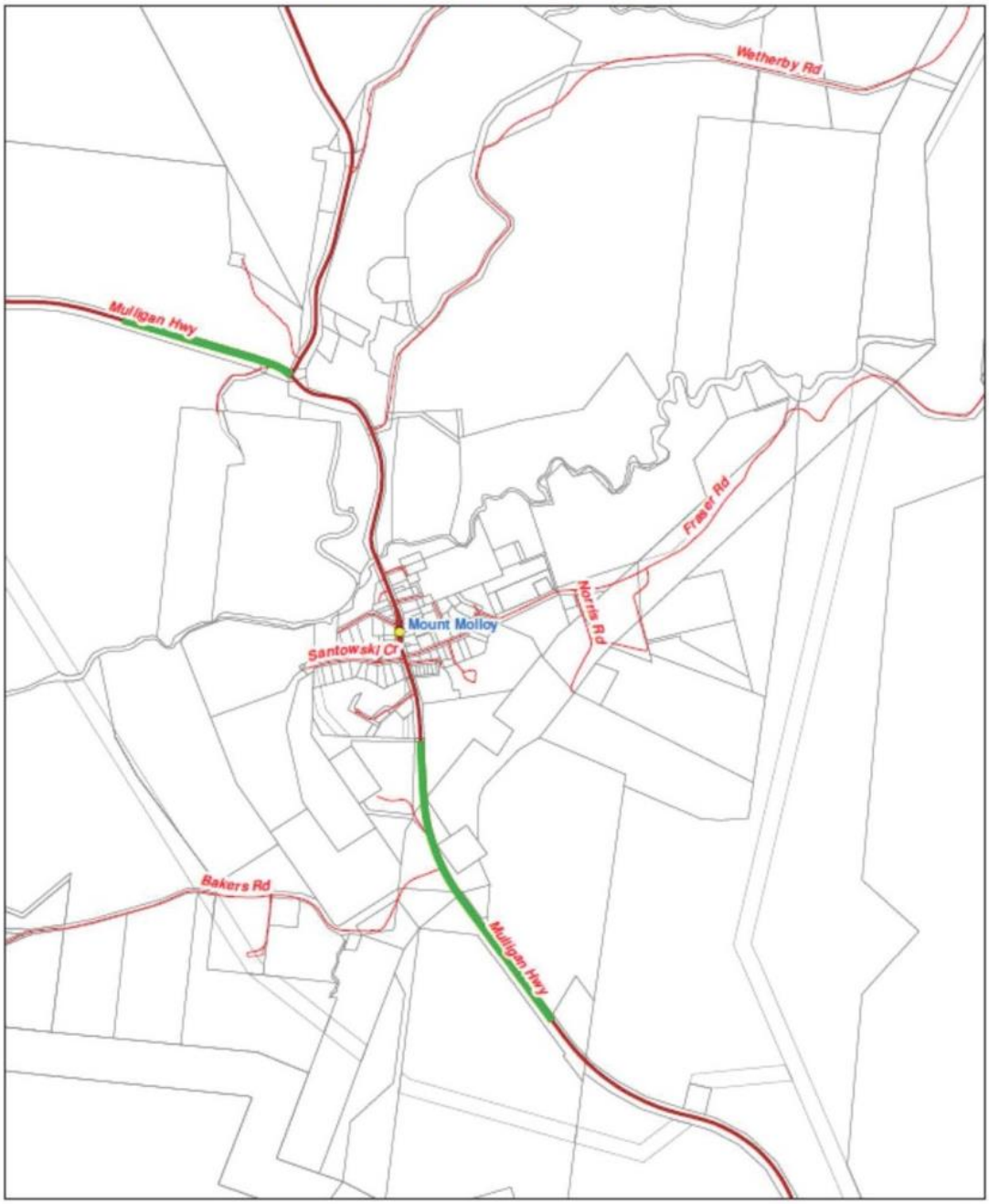
Appropriate areas for Advertising Billboards with a sign face in excess of 3 square metres

0 1.5 3
Kilometres

Mareeba SHIRE COUNCIL

Acceptable locations for Freestanding advertising devices

Plan No. AB-MOL



Appropriate areas for Advertising Billboards with a sign face in excess of 3 square metres

0 0.5 1
Kilometres

Mareeba SHIRE COUNCIL

Acceptable locations for Freestanding advertising devices

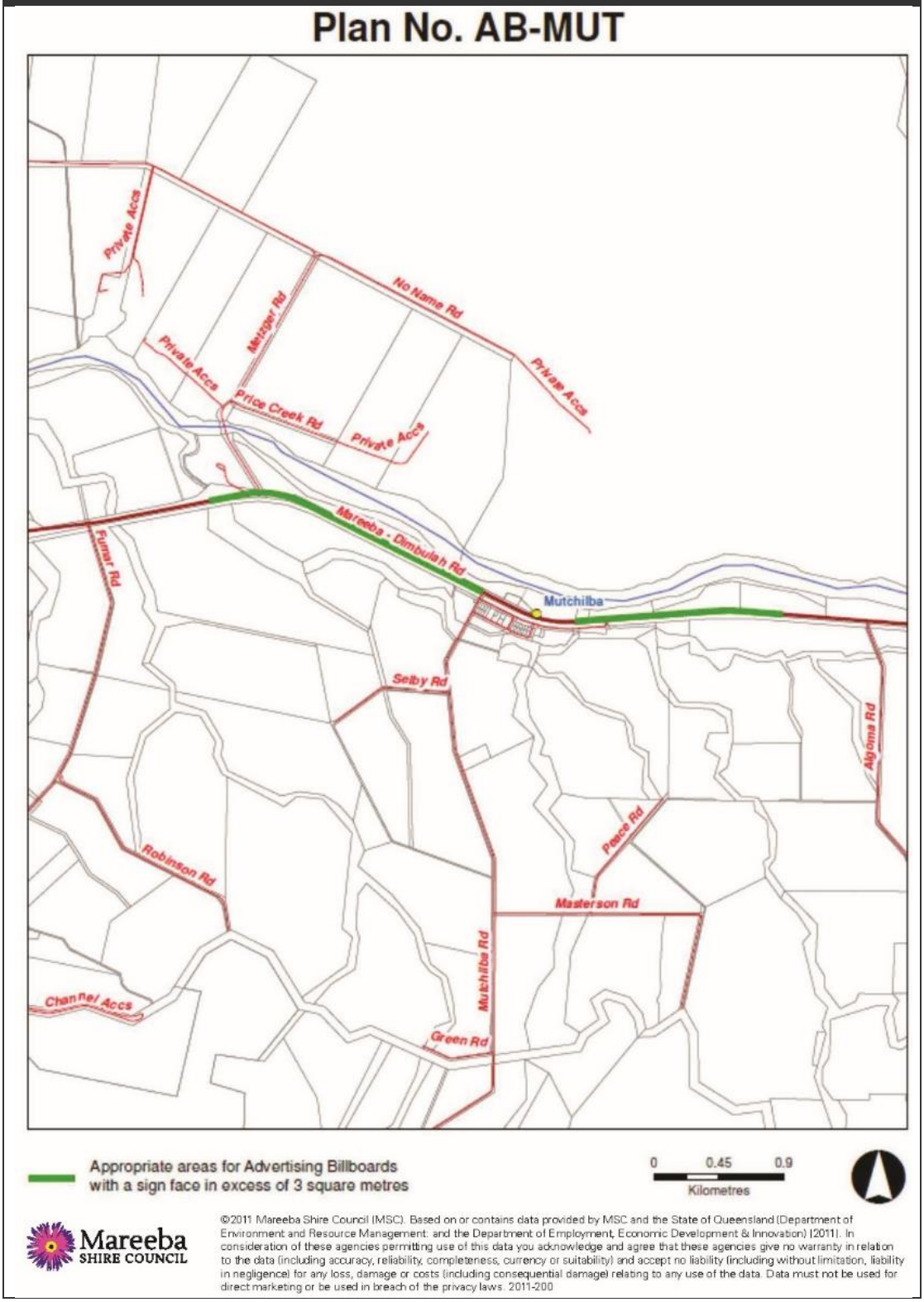


Table 9.4.1.3D—Number, Type and Design of Advertising Devices

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements
Zones				
Centre zone	3	Above awning	-	(a) Do not exceed the height of the parapet or building roofline (b) Do not exceed the width or depth of the of the awning to which they are affixed
		Fascia	-	(a) Wholly contained within the outline of the awning to which they are affixed (b) Flush with the awning face
		Blind	-	(a) Do not exceed the width of the of the awning to which they are affixed (b) Have a ground clearance of 2.4 metres between the lowest part of the sign and the footpath (c) Sited adjacent to the main building entrance (d) Flush with the awning face (e) Wholly located under the awning
		Freestanding	$6m^2$	(a) Located on lots greater than $1,000m^2$ (b) No higher than buildings on the same lot or 7.5 metres (whichever is the lesser)
		Parapet	-	(a) Flush with the building parapet wall face (b) Wholly contained within the area of the parapet (c) Have a sign face of no more than maximum of 40% of the available parapet area
		Projecting	$2.5m^2$	(a) Limited to one sign per road frontage (b) Do not project greater than 1.5 metres from the building or structure to which they are affixed; (c) Do not exceed the height of the building or structure to which they are affixed
		Under awning	-	(a) Limited to one sign per road frontage (b) Do not exceed 75% of the width of the awning to which the sign is affixed (c) Have a maximum length of 2.5 metres (d) Have a minimum ground clearance of 2.4 metres between the lowest part of the sign and the footpath (e) Positioned in the centre of the awning and are perpendicular to the building face of the premises

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements
		Wall	2.5m^2	(a) Wholly contained within the outline of the wall to which they are affixed (b) Flush with the face of the wall (c) limited to one sign per road frontage for each tenant (d) No more than 50% of available wall space is covered by existing and proposed signage (e) At least one side has a minimum length of 600mm
		Window	-	(a) Wholly contained within the window area (b) No more than 50% of available window space is covered by existing and proposed signage
		All signs	-	(a) If illuminated, light spillage from advertising devices is minimised in accordance with AS4282 (as amended).
Community facilities zone	3	Above awning	-	(a) Do not exceed the height of the parapet or building roofline (b) Do not exceed the width or depth of the of the awning to which they are affixed
		Blind	1.5m^2	(a) Do not exceed the width of the of the awning to which they are affixed (b) Have a ground clearance of 2.4 metres between the lowest part of the sign and the footpath (c) Sited adjacent to the main building entrance (d) Flush with the awning face (e) Wholly located under the awning
		Fascia	-	(a) Wholly contained within the outline of the awning to which they are affixed (b) Flush with the awning face
		Fence	2.5m^2	(a) Located wholly within the premises facing the road frontage(s) of the site
		Freestanding	6m^2	(a) Located on lots greater than 1,000m^2 (b) No higher than buildings on the same lot or 7.5 metres (whichever is the lesser)
		Ground	5m^2	(a) Maximum height of 1.5 metres
		Parapet	-	(a) Flush with the building parapet wall face (b) Wholly contained within the area of the parapet (c) Sign face of no more than a maximum of 40% of the available parapet area

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements
		Projecting	2.5m^2	(a) Limited to one sign per road frontage (b) Do not project greater than 1.5 metres from the building or structure to which they are affixed (c) Do not exceed the height of the building or structure to which they are affixed
		Under awning	-	(a) Limited to one sign per road frontage (b) Do not exceed 75% of the width of the awning to which the sign is affixed with the maximum length being 2.5 metres (c) Have a minimum ground clearance of 2.4 metres between the lowest part of the sign and the footpath (d) Positioned in the centre of the awning and are perpendicular to the building face of the premises
		Wall	2.5m^2	(a) Wholly contained within the outline of the wall to which they are affixed (b) Flush with the face of the wall (c) No more than 50% of available wall space is covered by existing and proposed signage (d) Limited to one sign per road frontage for each tenant (e) Have at least one side with a minimum length of 600mm
		Window	-	(a) Wholly contained within the window area (b) No more than 50% of available window space is covered by existing and proposed signage
		All signs	-	(a) If illuminated, light spillage from advertising devices is minimised in accordance with AS4282 (as amended).
Conservation zone	1	Fence	2.5m^2	(a) Located wholly within the premises facing the road frontage(s) of the site
		Freestanding	2.9m^2	(a) Maximum height of 3 metres (b) Sited a minimum of 1 kilometre from all existing freestanding advertising devices whether or not they are on the same side of the road (c) Setback a minimum of 1 metre from the property boundaries (d) Located below the height of the vegetation within the surrounding landscape when viewed from adjacent roads or prominent public viewing points

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements
		Ground	$5m^2$	(a) Maximum height of 1.5 metres
		All signs	-	(a) Not illuminated
Emerging community zone Low density residential zone Medium density residential zone Rural residential zone	1	Fence or Freestanding	$0.5m^2$	(a) Relate to a use conducted on the premises (b) Not illuminated (c) Located wholly within the premises facing the road frontage(s) of the site
Industry zone	3	Above awning	-	(a) Do not exceed the height of the parapet or building roofline (b) Do not exceed the width or depth of the of the awning to which they are affixed
		Fascia	-	(a) Wholly contained within the outline of the awning to which they are affixed (b) Flush with the awning face
		Fence	$2.5m^2$	(a) Located wholly within the premises facing the road frontage(s) of the site
		Freestanding	$6m^2$	(a) Located on lots greater than $1,000m^2$ (b) No higher than buildings on the same lot or 7.5 metres (whichever is the lesser)
		Ground	$5m^2$	(a) Maximum height of 1.5 metres
		Parapet	-	(a) Flush with the building parapet wall face (b) Wholly contained within the area of the parapet (c) Have a sign face of no more than maximum of 40% of the available parapet area
		Projecting	$2.5m^2$	(a) Limited to one sign per road frontage (b) Do not project greater than 1.5 metres from the building or structure to which they are affixed (c) Do not exceed the height of the building or structure to which they are affixed

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements
		Wall	2.5m^2	(a) Wholly contained within the outline of the wall to which they are affixed (b) Flush with the face of the wall (c) No more than 50% of available wall space is covered by existing and proposed signage (d) Limited to one sign per road frontage for each tenant (e) Have at least one side with a minimum length of 600mm
		Window	-	(a) Wholly contained within the window area (b) No more than 50% of available window space is covered by existing and proposed signage
		All signs	-	(a) If illuminated, light spillage from advertising devices is minimised in accordance with AS4282 (as amended).
Recreation and open space zone	3	Fence	2.5m^2	(a) Located wholly within the premises facing the road frontage(s) of the site
		Freestanding	6m^2	(a) Located on lots greater than 1,000m^2 (b) No higher than buildings on the same lot or 7.5 metres (whichever is the lesser)
		Ground	5m^2	(a) Maximum height of 1.5 metres
		Wall	2.5m^2	(a) Wholly contained within the outline of the wall to which they are affixed (b) Flush with the face of the wall (c) No more than 50% of available wall space is covered by existing and proposed signage (d) Limited to one sign per road frontage for each tenant (e) Have at least one side with a minimum length of 600mm
		All signs	-	(a) If illuminated, light spillage from advertising devices is minimised in accordance with AS4282 (as amended).
Rural zone	1	All signs	-	(a) Not illuminated
		Fence	2.5m^2	(a) Located wholly within the premises facing the road frontage(s) of the site

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements
		Freestanding	2.9m^2	(a) Sited a minimum of 1 kilometre from all existing freestanding advertising devices whether or not they are on the same side of the road (b) Setback a minimum of 1 metre from the property boundaries (c) Located below the height of the vegetation within the surrounding landscape when viewed from adjacent roads or prominent public viewing points (d) Maximum height of 3 metres
Uses				
Home based business	1	Fence Freestanding	0.5m^2	(a) Not illuminated (b) Located wholly within the premises facing the road frontage(s) of the site
Renewable energy facility	-	-	-	(a) Limited in scale (b) Confined to site (c) Limited to development interpretation.
Roadside stall	2	-	1m^2	(a) Located on the same site as the roadside stall.
Rural industry	-	-	2.1m^2	(a) Located at the entrance to the premises; (b) Limited to the name and hours of operation of the facility (c) Does not include any product advertising

Note—Where there is a conflict between a requirement in a zone and a requirement for a use in the **Table 9.4.1.3D**, compliance is to be achieved with the more restrictive requirement.

Note—Where there is no requirement specified for a use, reference should be made to the relevant zone requirement.

9.4.2 Landscaping code

9.4.2.1 Application

This code applies where it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.4.2.2 Purpose

(1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:
- (a) complements the scale and appearance of the development;
- (b) protects and enhances the amenity and environmental values of the site;
- (c) complements and enhances the streetscape and local landscape character; and
- (d) ensures effective buffering of incompatible land uses to protect local amenity.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Landscaping is a functional part of development design and is commensurate with the intended use;
- (b) Landscaping accommodates the retention of existing significant on site vegetation where appropriate and practical;
- (c) Landscaping treatments complement the scale, appearance and function of the development;
- (d) Landscaping contributes to an attractive streetscape;
- (e) Landscaping enhances the amenity and character of the local area;
- (f) Landscaping enhances natural environmental values of the site and the locality;
- (g) Landscaping provides effective screening both on site, if required, and between incompatible land uses;
- (h) Landscaping provides shade in appropriate circumstances;
- (i) Landscape design enhances personal safety and reduces the potential for crime and vandalism; and
- (j) Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.

9.4.2.3 Criteria for assessment

Table 9.4.2.3A—Landscaping code - For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 Development, other than in the Rural zone, includes landscaping that: (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest.	**AO1** Development, other than in the Rural zone, provides: (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.
PO2 Development, other than in the Rural zone, includes landscaping along site frontages that: (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting.	**AO2** Development, other than in the Rural zone, includes a landscape strip along any site frontage: (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip
PO3 Development includes landscaping and fencing along side and rear boundaries that: (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting.	**AO3.1** Development provides landscape treatments along side and rear boundaries in accordance with **Table 9.4.2.3B**. **AO3.2** Shrubs and trees provided in landscape strips along side and rear boundaries: (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch.

Performance outcomes	Acceptable outcomes
	AO3.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.
PO4 Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.	**AO4.1** Landscaping is provided in car parking areas which provides: (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m^2: (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.
	AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.
PO5 Landscaping areas include a range and variety of planting that: (a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	**AO5.1** Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.
	AO5.2 A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	**AO6.1** Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.
	AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.

Performance outcomes	Acceptable outcomes
	AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have: (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.
For assessable development	
PO7 Landscaping areas are designed to: (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.	**AO7** No acceptable outcome is provided.

Table 9.4.2.3B—Side and rear boundary landscape treatments

Location or use	Landscape Strip Minimum Width	Screen Fencing Minimum Height	Extent of treatment
Where car parking, servicing or manoeuvring areas adjoin a side or rear boundary	1 metre	Not applicable	To the extent these areas adjoin the boundary
Where involving a use other than a dwelling house on a site with a common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone:	1.5 metres	1.8 metres	Along the common boundary.
Development for an industrial activity which has a common boundary with land not within the Industry zone	2 metres	1.8 metres	Along the common boundary
Development involving (a) Tourist park not in the Rural zone (b) Sales office (c) Multiple dwelling (d) Residential care facility; or (e) Dual occupancy	Not applicable	1.8 metres	Along all side and rear boundaries and between dwellings for a Dual occupancy.
Development involving (a) Tourist park in the Rural zone (b) Service station (c) Car wash; or (d) Utility installation	2 metres	Not applicable	Along all side and rear boundaries
For: (a) waste storage; (b) equipment; (c) servicing areas; and (d) private open space and site facilities associated with Caretaker's accommodation.	Not applicable	1.8 metres	To prevent visibility

Note—Where more than one landscape treatment is applicable to a development in the above table, the development is to provide a landscape treatment that satisfies all applicable minimum specifications.

9.4.3 Parking and access code

9.4.3.1 Application

This code applies to assessing development where it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.4.3.2 Purpose

(1) The purpose of the Parking and access code is to ensure:
- (a) parking areas are appropriately designed, constructed and maintained;
- (b) the efficient functioning of the development and the local road network; and
- (c) all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Land uses have a sufficient number of parking and bicycle spaces designed in a manner to meet the requirements of the user;
- (b) Parking spaces and associated manoeuvring areas are safe, functional and provide equitable access;
- (c) Suitable access for all types of vehicles likely to utilise a parking area is provided in a way that does not compromise the safety and efficiency of the surrounding road network;
- (d) Premises are adequately serviced to meet the reasonable requirements of the development; and
- (e) End of trip facilities are provided by new major developments to facilitate alternative travel modes.

9.4.3.3 Criteria for assessment

Table 9.4.3.3A—Parking and access code – For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Car parking spaces	
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community.	**AO1** The number of car parking spaces provided for the use is in accordance with **Table 9.4.3.3B**. Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.

Performance outcomes	Acceptable outcomes
Vehicle crossovers	
PO2 Vehicle crossovers are provided to:: (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict.	**AO2.1** Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.
	AO2.2 Development on a site with two or more road frontages provides vehicular access from: (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances.
	AO2.3 Vehicular access for particular uses is provided in accordance with **Table 9.4.3.3E**.
PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality.	**AO3** Access, manoeuvring and car parking areas include pavements that are constructed in accordance with **Table 9.4.3.3C**.
For assessable development	
Parking area location and design	
PO4 Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality.	**AO4.1** Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.
	AO4.2 Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.
	AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.

Performance outcomes	Acceptable outcomes
	AO4.4 Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances.
Site access and manoeuvring	
PO5 Access to, and manoeuvring within, the site is designed and located to: (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site.	**AO5.1** Access and manoeuvrability is in accordance with : (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.
	AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.
	AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.
	AO5.4 Pedestrian and cyclist access to the site: (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).

Performance outcomes	Acceptable outcomes
PO6 Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and (e) in the Rural zone, avoids environmental degradation.	**AO6.1** Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.
	AO6.2 For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.
	AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.
	AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.
	AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.
	AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.
	AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.

Performance outcomes	Acceptable outcomes
Servicing	
PO7 Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	**AO7.1** All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.
	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.
	AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in **Table 9.4.3.3B**.
Maintenance	
PO8 Parking areas are used and maintained for their intended purpose.	**AO8.1** Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.
End of trip facilities	
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	**AO9.1** The number of bicycle parking spaces provided for the use is in accordance with **Table 9.4.3.3D**.
	AO9.2 End of trip facilities are provided in accordance with **Table 9.4.3.3D**.
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park	
PO10 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	**AO10** A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.

Performance outcomes	Acceptable outcomes
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park	
PO11 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	**AO11** A traffic impact report is prepared by a suitably qualified person that identifies: (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts.

Table 9.4.3.3B—Vehicle Parking and Service Vehicle Space Requirements

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Adult store	Inside the Centre zone: One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 20m^2 or part thereof of GFA above 400m^2. Outside the Centre zone: One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2.	One SRV space.
Agricultural supplies store	Inside the Centre zone: One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2. Outside the Centre zone: One space per 30m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. Queuing for 3 vehicles should be supplied where a GFA is greater than 600m^2.	One HRV space.
Air services	If Self-assessable development: One space per 90m^2 or part thereof of net lettable area; or If Assessable development: As determined by Council.	If self-assessable development: One space per 200m^2 or part thereof of net lettable area. If assessable development: As determined by Council.
Animal husbandry	If self-assessable development: One space. If assessable development: As determined by Council.	If self-assessable development: Nil. If assessable development: As determined by Council.
Animal keeping	Minimum of three spaces or one space per 200m^2 of use area, whichever is greater.	One SRV space.
Aquaculture	If self-assessable development: • In the rural or rural residential zones - two spaces; or • Enclosed within a building - one space per 90m^2 of net lettable area. If assessable development: As determined by Council.	If self-assessable development: Nil. If assessable development: As determined by Council.
Brothel	As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Bulk landscape supplies	Minimum of five spaces or one space per 250m^2 of use area, whichever is greater.	One AV if the site has an area of greater than 2,000m^2; or One HRV space.
Car wash	Minimum of two parking spaces plus 1 car queuing space for each car wash or service bay and parking at rates applicable to ancillary use/s.	One AV space.
Caretaker's accommodation	One space per dwelling unit.	Nil.
Cemetery	As determined by Council.	As determined by Council.
Child care centre	A minimum of 3 spaces will be required to be used for setting down and picking up of children, plus one space per 10 children for staff parking.	One SRV space.
Club	Minimum of 5 spaces per use or one space per 25m^2 or part thereof of GFA, whichever is greater.	One SRV space; and One HRV space if greater than 500m^2.
Community care centre	Minimum of 5 spaces per use or one space per 25m^2 or part thereof of GFA, whichever is greater.	One SRV space.
Community residence	Three spaces.	Nil.
Community use	Minimum of 5 spaces per use or one space per 50m^2 or part thereof of GFA, whichever is greater.	One SRV space if greater than 500m^2 GFA.
Crematorium	One space per 30m^2 GFA or part thereof.	As determined by Council.
Cropping	<u>If self-assessable development:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	<u>If self-assessable development:</u> Nil. <u>If assessable development:</u> As determined by Council.
Detention facility	As determined by Council.	As determined by Council.
Dual occupancy	One covered space per dwelling; and One visitor space.	Nil.
Dwelling house	One covered space per dwelling house. One space per secondary dwelling.	Nil.
Dwelling unit	One covered space per dwelling unit. A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	Nil

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Educational establishment	For all establishments: 1 space per every10 students plus 1 space per employee, and Provision for 3 vehicles for loading and unloading of passengers in addition to the requirements above.	For self-assessable development: One HRV space; and One SRV space; and A minimum of 3 Bus / coach parking / set down areas. For assessable development: As determined by Council.
Emergency services	Minimum of 5 spaces per use or one space per 25m^2 or part thereof of GFA, whichever is greater.	As determined by Council.
Environment facility	As determined by Council.	As determined by Council.
Extractive industry	As determined by Council.	As determined by Council.
Food and drink outlet	Exempt in an existing building within the Centre zone. Inside the Centre zone: One space per 50m^2 or part thereof of GFA up to 400m^2 GFA and one space per 15m^2 or part thereof of GFA above 400m^2. Outside the Centre zone: One space per 25m^2 or part thereof of GFA up to 400m^2 GFA and one space per 10m^2 or part thereof of GFA above 400m^2. Drive-through: Queuing spaces for 6 passenger vehicles within the site boundaries. One service vehicle space per use or one service vehicle space per 1,000m^2 GFA, whichever is greater.	One HRV space.
Function facility	One space per 30m^2 or part thereof of GFA.	One SRV space.
Funeral parlour	Exempt in an existing building within the Centre zone. Inside the Centre zone: One space per 20m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. Outside the Centre zone: One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Garden centre	A minimum of 5 spaces for customer parking or one space per 150m^2 or part thereof of use area, whichever is greater. One service vehicle space per use or one service vehicle space per 800m^2 use area, whichever is greater.	One AV if the site has an area of greater than 2,000m^2, otherwise One HRV space.
Hardware and trade supplies	Exempt in an existing building within the Centre zone. Inside the Centre zone: One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per or part thereof of GFA above 400m^2. Outside the Centre zone: One space per or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One AV if the site has an area of greater than 2,000m^2, otherwise One HRV space.
Health care services	Exempt in an existing building within the Centre zone. Inside the Centre zone: One space per 40m^2 or part thereof of net lettable area. Outside the Centre zone: One space per 20m^2 of or part thereof of net lettable area.	One SRV space per 500m^2 GFA.
High impact industry	One space per 90m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Home based business	Bed and breakfasts: One space per guest room. Other home based business: One space for home based business and one covered space for the dwelling.	Nil.
Hospital	One space per 6 residential care beds. One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One HRV space. One SRV for every 800m^2 of GFA and part thereof; and One space for an emergency vehicle.
Hostel	Inside the Centre zone: One space per 15 beds. Outside the Centre zone: One space per 8 beds.	One SRV space. One space for a 20 seater bus.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Hotel	One space per 10m^2 or part thereof of GFA per bar, beer garden and other public area. One space per 50m^2 or part thereof of GFA per bulk liquor sales area. One space per guest room.	One HRV space.
Indoor sport and recreation	If self-assessable development: One space per 25m^2 of net lettable area. If assessable development: As determined by Council.	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite Internal dedicated taxi bays provided within 200 metres of the site entrance.
Intensive animal industries	If self-assessable development: Two spaces. If assessable development: As determined by Council.	One SRV space.
Intensive horticulture	If self-assessable development: Two spaces. If assessable development: As determined by Council.	If self-assessable development: Nil. If assessable development: As determined by Council.
Landing	As determined by Council.	As determined by Council.
Low impact industry	One space per 90m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Major electricity infrastructure	As determined by Council.	As determined by Council.
Major sport, recreation and entertainment facility	As determined by Council.	As determined by Council.
Marine industry	One space per 90m^2 GFA or part thereof.	One HRV space if the site has an area greater than 1,000m^2, otherwise One SRV space.
Market	As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Medium impact industry	One space per 90m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Motor sport facility	As determined by Council.	As determined by Council.
Multiple dwelling	One covered space per dwelling. One dedicated vehicle wash-down bay for premises containing 5 or more dwellings. A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	Nil.
Nature-based tourism	One space per dwelling; or 0.75 spaces per guest room if in dormitory or shared facilities.	As determined by Council.
Nightclub entertainment facility	One space per 60m^2 GFA or part thereof.	Nil.
Non-resident workforce accommodation	One space per dwelling unit.	Nil.
Office	Exempt in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 20m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One SRV space.
Outdoor sales	A minimum of 5 spaces for customer parking or one space per 150m^2 of use area, whichever is greater. One service vehicle space per use or one service vehicle space per 800m^2, whichever is greater.	One AV if the site has an area of greater than 2,000m^2, otherwise One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Outdoor sport and recreation	Coursing, horse racing, pacing or trotting: • One space per five seated spectators; plus • One space per 5m^2 of other spectator areas. Football: • 50 spaces per field. Lawn bowls: • 30 spaces per green. Swimming pool: • 15 spaces; plus • One space per 100m^2 of useable site area. Tennis or other Court: • Four spaces per court. Golf Course: • Four spaces per tee on the course; plus • One space per 50m^2 of net lettable area. <u>Any other use:</u> As determined by council.	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite Internal dedicated taxi bays provided within 200 metres of the site entrance.
Park	As determined by Council.	As determined by Council.
Parking station	Not applicable	Nil.
Permanent plantation	<u>If self-assessable development:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	<u>If self-assessable development:</u> Nil. <u>If assessable development:</u> As determined by Council.
Place of worship	Minimum of 5 spaces per use or one space per 25m^2 or part thereof of GFA, whichever is greater.	One SRV space.
Port services	As determined by Council.	As determined by Council.
Relocatable home park	One space for each home site plus 1 space for each 5 home sites or part thereof for visitors.	One HRV space.
Renewable energy facility	As determined by Council.	As determined by Council.
Research and technology industry	One space per 90m^2 GFA or part thereof.	One HRV space if the site has an area greater than 1,000m^2, otherwise One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Residential care facility	One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One SRV space; and One space for an emergency vehicle.
Resort complex	As determined by Council.	As determined by Council.
Retirement facility	One covered space per unit and 0.5 spaces for visitors parking.	One SRV space; and One space for an emergency vehicle.
Roadside stall	One space per stall.	Nil.
Rural industry	One space per 90m^2 GFA or part thereof.	One AV space.
Rural workers' accommodation	<u>If Self-assessable development:</u> Nil <u>If Assessable development:</u> As determined by Council.	<u>If Self-assessable development:</u> Nil <u>If Assessable development:</u> As determined by Council.
Sales office	One space per 25m^2 GFA or part thereof.	Nil.
Service industry	Exempt where in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One HRV space if the site is greater than 2,000m^2, otherwise One SRV space.
Service station	Minimum of four spaces plus car parking at rates applicable to ancillary use/s.	One AV space.
Shop	Exempt where in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One HRV space if the site is greater than 2,000m^2, otherwise One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Shopping centre	Inside the Centre zone: One space per 50m^2 or part thereof of GFA up to 400m^2 GFA and one space per 25m^2 or part thereof of GFA above 400m^2. Outside the Centre zone: One space per 25m^2 or part thereof of GFA up to 400m^2 GFA and one space per 15m^2 or part thereof of GFA above 400m^2.	One AV space per 1,000m^2; and One SRV space per 500m^2; or One SRV space per every 2 specialty uses, whichever the greater.
Short-term accommodation	One space per unit.	One HRV space if involves the serving of food or beverage; otherwise One SRV space.
Showroom	Exempt in an existing building within the Centre zone. Inside the Centre zone: One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. Outside the Centre zone: One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One AV space and One SRV space if the site is greater than 2,000m^2; or One HRV space; and One SRV Space.
Special industry	One space per 90m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Substation	If assessable development: As determined by Council.	As determined by Council.
Telecommunications facility	If self-assessable development: Nil. If assessable development: As determined by Council.	If-self-assessable development: Nil. If assessable development: As determined by Council.
Theatre	One space per 15m^2 or part thereof of net lettable area, or one space per 5 seated spectators whichever is the greater.	One SRV space.
Tourist attraction	As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Tourist park	One space within each accommodation site plus 1 additional visitor space per 10 accommodation sites. Queuing for 2 vehicles towing caravans and 1 holding bay for a vehicle towing a caravan plus additional queuing for 1 vehicle towing a caravan per 40 accommodation sites.	One HRV space.
Transport depot	One space per 125m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Utility installation	If self-assessable development: Nil. If assessable development: As determined by Council.	If self-assessable development: Nil. If assessable development: As determined by Council.
Veterinary services	Exempt in an existing building within the Centre zone. Inside Centre zone: One space per 40m^2 or part thereof of net lettable area. Outside Centre zone: One space per 20m^2 or part thereof of net lettable area.	One HRV space if greater than 500m^2 GFA; and One SRV space per 500m^2 GFA.
Warehouse	One space per 90m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Wholesale nursery	As determined by Council.	As determined by Council.
Winery	As determined by Council.	As determined by Council.

Note—Any use not herein defined - as determined by Council.

Table 9.4.3.3C—Pavement Standards for Access, Manoeuvring and Car Parking areas

Zone	Compacted Gravel Base (minimum thickness)	Surfacing Options
All development other than dwelling house		
All zones other than the Conservation zone or the Rural zone	75mm	Reinforced concrete with a minimum thickness of: • 100mm for parking areas; and • 150mm for access ways.
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
Conservation zone or Rural zone	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free
Dwelling house		
All zones	75mm	Reinforced concrete with a minimum thickness of: • 100mm for parking areas; and • 150mm for access ways.
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free

Note—Where more than one surfacing option is listed, any one of the treatments listed may be provided.

Table 9.4.3.3D—Bicycle Parking and End of Trip Facility Requirements

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Commercial activities	New or redeveloped commercial activities buildings (other than a shopping centre), provide: • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m^2 Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: - one bicycle rack space per 750m^2 NLA or part thereof; and - bicycle parking, signposted; and adjacent to a major public entrance to the building.	New or redeveloped commercial activities buildings (other than a shopping centre), provide the following employee facilities, which are continually accessible to employees: • accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in the changing facilities for 20% of building staff (based on one person per 60m^2 GLA to cater for walkers, cyclists and other active users.
Community use	Four spaces per 1,500m^2 GFA.	As determined by Council.
Educational establishment	New or redeveloped education facilities, provide: • For employees - secure bicycle storage for 8% of building staff (based on one person per 75m^2 GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • For students: - minimum of 8%of the peak number of students using the building at any one time (with 75% occupancy); and - bicycle storage within 100m of the building front entrance(s); or added to the campus central bicycle storage area.	New or redeveloped education facilities, provide the following employee facilities, which are continually accessible to employees: • accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in changing facilities for 20% of building staff (based on one person per 75m^2 GLA) to cater for cyclists, walkers and other active users.
Food & drink outlet	One space per 100m^2 GFA.	As determined by Council.
Function facility	One space per 300m^2 GFA.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Health care services	New or redeveloped healthcare facilities, provide the following facilities: • For employees - secure bicycle storage for 5% of building staff (based on one person per 75m^2 GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • For visitors: - facilities with in-patient accommodation provide one space per each 30 beds; - facilities without in-patient accommodation provide one space per each 4 practitioners; - aged care facilities provide one space per each 60 beds; - In every instance above, provide a minimum of 5 bicycle parking spaces; and - bicycle parking provided: in an accessible location, signposted and within 10m a major public entrance to the building.	New or redeveloped healthcare facilities, provide the following employee facilities, which are continually accessible to employees: • accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in changing facilities for 20% of building staff (based on one person per 75m^2 GLA) to cater for cyclists, walkers and other active users.
Hospital	As determined by Council.	As determined by Council.
Hostel	One space per 4 letting rooms.	As determined by Council.
Indoor sport and recreation	One space per employee plus 1 space per 200m^2 GFA	As determined by Council.
Park	As determined by Council.	As determined by Council.
Short term accommodation	One space per 4 letting rooms.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Shop or Shopping centre	New or redeveloped shopping centres, provide: • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m^2 Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: - one space per 500m^2 GLA or part thereof for centres under 30,000m^2; or - one space per 750m^2 GLA or part thereof for centres between 30,000m^2 and 50,000m^2; and - bicycle parking is signposted and within 10m of a major public entrance to the building.	New or redeveloped shopping centres, provide the following employee facilities, which are continually accessible to employees: • accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in the changing facilities for 20% of building staff (based on one person per 60m^2 GLA to cater for walkers, cyclists and other active users.
Theatre	One space per 100m^2 GFA.	As determined by Council.

Table 9.4.3.3E—Vehicular Access for Specific Uses

Use	Design
Dwelling house	A secondary dwelling shares a vehicle crossover with the Dwelling house.
Car wash Service station	Site access involves: (a) a maximum width of 9 metres of any vehicle crossover across a footpath; (b) a minimum separation of 12 metres between any vehicle crossover and a road intersection; (c) a separate entrance and exit; and (d) a minimum separation between vehicle crossovers of 14 metres.
Industrial activities	Each lot is provided with no more than one access point every 15 metres.
Roadside stall	A single vehicular access point is provided to the site.
Tourist park	(a) a single vehicular access point is provided to the site; and (b) no accommodation site has individual vehicular access.

9.4.4 Reconfiguring a lot code

9.4.4.1 Application

(1) This code applies to assessing development where:
  (a) for Reconfiguring a lot; and
  (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.4.4.2 Purpose

(1) The purpose of the Reconfiguring a lot code is to ensure that land is:
  (a) arranged in a manner which is consistent with the intended scale and intensity of development within the area;
  (b) provided with access to appropriate movement and open space networks; and
  (c) contributes to housing diversity and accommodates a range of land uses.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;
  (b) Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct.
  (c) Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;
  (d) A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;
  (e) Subdivision design incorporates a road network that provides connectivity and circulation for vehicles and provide safe and efficient access for pedestrians, cyclists and public transport;
  (f) Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;
  (g) Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the shire;
  (h) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;
  (i) Subdivision within the Rural zone maintains rural landholdings in viable parcels; and
  (j) Land in historical townships is not reconfigured to be used for urban purposes.

9.4.4.3 Criteria for assessment

Table 9.4.4.3A—Reconfiguring a lot code – For assessable development

Performance outcomes	Acceptable outcomes
Area and frontage of lots	
PO1 Lots include an area and frontage that: (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints.	**AO1.1** Lots provide a minimum area and frontage in accordance with **Table 9.4.4.3B**.
Existing buildings and easements	
PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) any continuing use is not compromised by the reconfiguration.	**AO2.1** Each land use and associated infrastructure is contained within its individual lot.
	AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.
PO3 Reconfiguring a lot which contains an existing easement ensures: (a) future buildings, structures and accessways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.	**AO3** No acceptable outcome is provided.
Boundary realignment	
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	**AO4** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
Access and road network	
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision.	**AO5** No acceptable outcome is provided.
PO6 Reconfiguring a lot ensures that access to a lot can be provided that: (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot. Note—The Parking and access code should be considered in demonstrating compliance with PO6.	**AO6** Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.
PO7 Roads in the Industry zone are designed having regard to: (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles. Note—The Parking and access code should be considered in demonstrating compliance with PO7.	**AO7** No acceptable outcome is provided.
Rear lots	
PO8 Rear lots are designed to: (a) provide a high standard of amenity for residents and other users of the site; (b) provide a high standard of amenity for adjoining properties; and (c) not adversely affect the safety and efficiency of the road from which access is gained.	**AO8.1** Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.
	AO8.2 No more than two rear lots are created behind any lot with a road frontage.
	AO8.3 Access to lots is via an access strip with a minimum width of: (a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise.
	AO8.4 A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. Note—Figure A provides further guidance in relation to the desired outcome.

Performance outcomes	Acceptable outcomes
	AO8.5 No more than 1 in 10 lots created in a new subdivision are rear lots.
	AO8.6 Rear lots are not created in the Centre zone or the Industry zone.
Crime prevention and community safety	
PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to: (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations.	**AO9** No acceptable outcome is provided.
Pedestrian and cycle movement network	
PO10 Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	**AO10** No acceptable outcome is provided.
Public transport network	
PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development: (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.	**AO11** No acceptable outcome is provided.
Residential subdivision	
PO12 Residential lots are: (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes.	**AO12** No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
Rural residential zone	
PO13 New lots are only created in the Rural residential zone where land is located within the 4,000m^2 precinct, the 1 hectare precinct or the 2 hectare precinct.	**AO13** No acceptable outcome is provided.
Additional provisions for greenfield development only	
PO14 The subdivision design provides the new community with a local identity by responding to: (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views.	**AO14** No acceptable outcome provided.
PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.	**AO15** No acceptable outcome provided.
PO16 The road network is designed to: (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. Note—Figure B provides further guidance in relation to the desired outcome.	**AO16** No acceptable outcome provided.
PO17 Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.	**AO17** The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.
PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	**AO18** No acceptable outcome provided.
PO19 Provision is made for sufficient open space to: (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and (c) meet regional, district and neighbourhood open space requirements.	**AO19.1** A minimum of 10% of the site area is dedicated as open space. **AO19.2** A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.

Performance outcomes	Acceptable outcomes
PO20 A network of parks and community land is provided: (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate infrastructure and embellishments; (d) to facilitate links between public open spaces; (e) which is co-located with other existing or proposed community infrastructure; (f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings;	**AO20** No acceptable outcome is provided.

Table 9.4.4.3B—Minimum area and dimensions for Reconfiguring a lot

Zone	Type	Minimum area	Minimum frontage
Centre	All lots	800m^2	20 metres
Community facilities	All lots	Not specified	Not specified
Conservation	All lots	Not specified	Not specified
Emerging community	All lots	10 hectares	100 metres
Low density residential	Where greenfield development and connected to reticulated water and sewerage		
	Rear lot	800m^2	5 metres
	All other lots	350m^2	10 metres
	Where connected to reticulated water and sewerage		
	Rear lot	800m^2	5 metres
	All other lots	600m^2	16 metres
	Where connected to reticulated water		
	Rear lot	1,000m^2	5 metres
	All other lots	800m^2	16 metres
Medium density residential	Rear lot	600m^2	5 metres
	All other lots	400m^2	10 metres
Industry	All lots	1,500m^2	45 metres
Recreation and open space	All lots	Not specified	Not specified
Rural	All lots	60 hectares	400 metres
Rural residential	2 hectare precinct		
	All lots	2 hectares	60 metres
	1 hectare precinct		
	All lots	1 hectare	40 metres
	4,000m^2 precinct		
	All lots	4,000m^2	40 metres

Figure A – Examples of access to rear lots

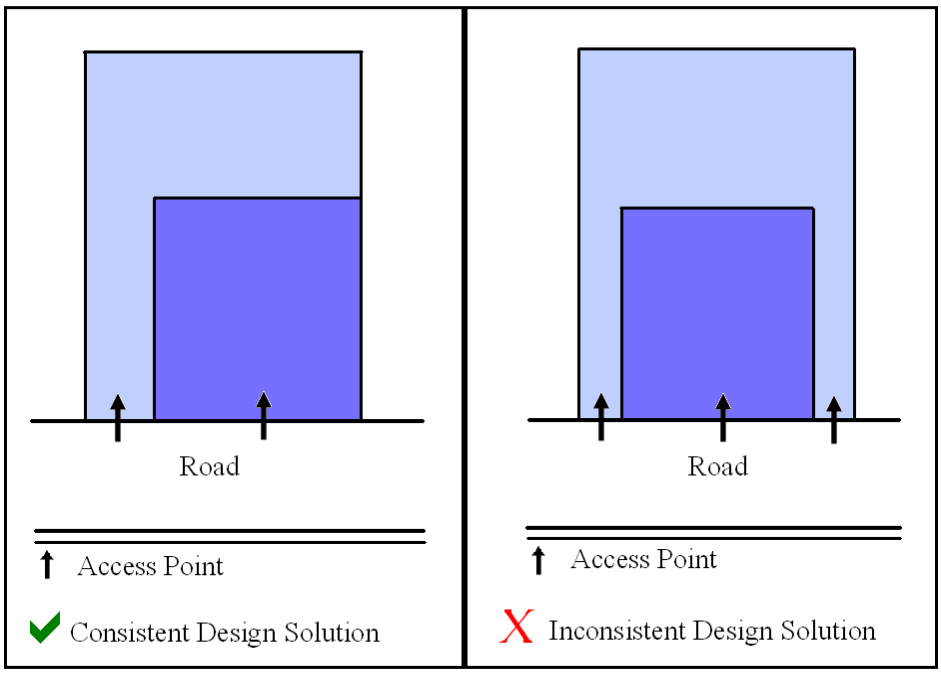
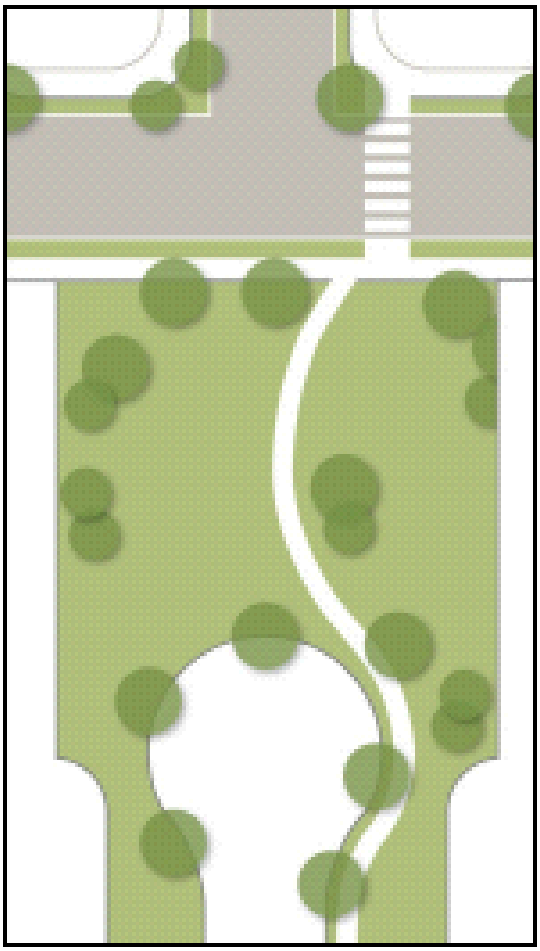


Figure B – Example of cul-de-sac design



9.4.5 Works, services and infrastructure code

9.4.5.1 Application

(1) This code applies to assessing development where it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.4.5.2 Purpose

(1) The purpose of the Works, services and infrastructure code is to ensure that all development is appropriately serviced by physical infrastructure, public utilities and services and that work associated with development is carried out in a manner that does not adversely impact on the surrounding area.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development provides an adequate, safe and reliable supply of potable, fire-fighting and general use water in accordance with relevant standards;
- (b) Development provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;
- (c) Development provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;
- (d) Development connects to the road network and any adjoining public transport, pedestrian and cycle networks while ensuring no adverse impacts on the safe, convenient and efficient operation of these networks;
- (e) Development provides electricity and telecommunications services that meet its desired requirements;
- (f) Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;
- (g) Development does not affect the efficient functioning of public utility mains, services or installations;
- (h) Infrastructure dedicated to Council is cost effective over its life cycle;
- (i) Work associated with development does not cause adverse impacts on the surrounding area; and
- (j) Development prevents the spread of weeds, seeds or other pests.

9.4.5.3 Criteria for assessment

Table 9.4.5.3 - Works, services and infrastructure code – For self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Water supply	
PO1 Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**AO1.1** Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area.

Performance outcomes	Acceptable outcomes
	AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development.
Wastewater disposal	
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**AO2.1** Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.
	AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.
Stormwater infrastructure	
PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	**AO3.1** Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.

Performance outcomes	Acceptable outcomes
	AO3.2 On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.
Electricity supply	
PO4 Each lot is provided with an adequate supply of electricity	**AO4** The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur.
Telecommunications infrastructure	
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure	**AO5** Development is provided with a connection to the national broadband network or telecommunication services.
Existing public utility services	
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	**AO6** Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.

Performance outcomes	Acceptable outcomes
Excavation or filling	
PO7 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	**AO7.1** Excavation or filling does not occur within 1.5 metres of any site boundary.
	AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.
	AO7.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained.
	AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.
	AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.
	AO7.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.
	AO7.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.

Performance outcomes	Acceptable outcomes
For assessable development	
Transport network	
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	**AO8.1** Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.
Public infrastructure	
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	**AO9** Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.
Stormwater quality	
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety.	**AO10.1** The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes.

Performance outcomes	Acceptable outcomes
	AO10.2 For development on land greater than 2,500m^2 or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development: (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.
PO11 Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.	**AO11** No acceptable outcome is provided.
Excavation or filling	
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	**AO12.1** Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.
	AO12.2 Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.

Performance outcomes	Acceptable outcomes
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	**AO13.1** Dust emissions do not extend beyond the boundary of the site.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	**AO14** Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.
Weed and pest management	
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	**AO15** No acceptable outcome is provided.
Contaminated land	
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	**AO16** Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.
Fire services in developments accessed by common private title	
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO17.1** Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.

Part 10 Other plans

There are no other plans for the planning scheme.

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

	• Permanent plantation	• 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: • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or • the sale or display of underwear or lingerie or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
Air services	Premises used for any of the following: • 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
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

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
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. The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
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	

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
Dual occupancy	Premises containing two dwellings, each for a separate household, and consisting of: • 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 *Body Corporate and Community Management Act 1997*, two dwellings within the one body corporate to which the *Building Units and Group Title Act 1980* continues to apply	Dwelling house, multiple dwelling
Dwelling house	A residential use of premises for one household that contains a single dwelling. The use includes domestic outbuildings 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

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
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, takeaway, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
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: • 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 emissions and dangerous goods risks.	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
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

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
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 of the following attributes: • 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.	Repairing motor vehicles, fitting and turning workshop Note—additional examples may be shown in SC1.1.2 industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum re conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
Major electricity infrastructure	All aspects of development for either the transmission grid or electricity supply networks as defined under the *Electricity Act 1994.* The use may include ancillary telecommunication facilities.	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
Marine industry	Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure. The use may include the provision of fuel and disposal of waste.	Boat building, boat storage, dry dock	Marina
Market	Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use may include entertainment provided for the enjoyment of customers.	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: • 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.	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working) Note—additional examples may be shown in SC1.1.2 industry thresholds.	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
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	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. Nature-based tourism activities typically: • maintain a nature based focus or product • promote environmental awareness, education and conservation • carry out sustainable practices.	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	Premises used to provide entertainment, which may include cabaret, dancing and music. The use generally includes the sale of liquor and food for consumption on site.		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
Non-resident workforce accommodation	Premises used to provide accommodation for non-resident workers. The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	Premises used for an administrative, secretarial or management service or the practice of a profession, whereon goods or materials are made, sold or hired and where the principal activity provides for one or more of the following: • 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	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.	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	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. 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.	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	Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people. The use provides for intermittent short stay and/or long term camping. The use may involve permanent low scale built infrastructure.	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.	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	Premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social, educational and associated charitable activities.	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
Port services	Premises used for the following: • 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	Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation. The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.		Tourist park
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

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
Resort complex	Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including: • 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	Premises used for the accommodation of one or more households where each resident: • 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. The use may include: • rooms not in the same building on site • provision of a food or other service • on site management or staff and associated accommodation. Facilities includes furniture and equipment as defined in the *Residential Tenancies and Rooming Accommodation Act 2008*	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	Premises used for storage, processing and packaging of products from a rural use. 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.	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

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
Sales office	The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize. The use may include a caravan or relocatable dwelling or structure.	Display dwelling	Bank, office
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		Car wash
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult 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.		

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
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, cabins, serviced apartments, accommodation 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: • a large area for handling, display or storage • direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
Special 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: • 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.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers Note—additional examples may be shown in SC1.1.2 industry thresholds.	Low impact industry, medium impact industry, high impact industry, service industry
Substation	Premises forming part of a transmission grid or supply network under the *Electricity Act 1994*, and used for: • converting or transforming electrical energy from one voltage to another • 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 Electricity Act 1994or for workforce operational and safety communications.	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
Telecommunicat-ions 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.	Telecommunicat-ion tower, broadcasting station, television station	Aviation facility, 'low impact telecommunications facility' as defined under the *Telecommunicat-ions Act 1997*
Theatre	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. 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 postproduction facilities.	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 onsite 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	Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes. The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
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	Premises used to provide the public with the following services: • 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 • network infrastructure. The use includes maintenance and storage depots and other facilities for the operation of the use.	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunicat-ions tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include sale of goods by wholesale where ancillary to storage. The use does not include retail sales from the premises or industrial uses.	Self storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop

Column 1 **Use**	**Column 2** **Definition**	**Column 3** Examples include	**Column 4** Does not include the following examples
Wholesale nursery	Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.		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

Accommodation activities Commercial activities Community activities	Energy and infrastructure activities Industrial activities	Rural activities Sport and recreation activities

Table SC1.1.1.2—Defined activity groups

Column 1 Activity group	Column 2 Uses
Accommodation activities	Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Home based business, Hostel, Multiple dwelling, Residential care facility, Retirement facility, Short-term accommodation, Tourist park, Rural worker's accommodation.
Commercial activities	Adult store, Agricultural supplies store, Car wash, Caretaker's accommodation, Food and drink outlet, Funeral parlour, Garden centre, Hardware and trade supplies, Hostel, Office, Outdoor sales, Parking station, Sales office, Shop, Shopping centre, Showroom, Theatre, Tourist attraction, Veterinary services.
Community activities	Child care centre, Club, Community care centre, Community residence, Community use, Educational establishment, Emergency services, Health care services, Hospital, Place of worship, Outdoor sport and recreation.
Energy and infrastructure activities	Substation, Telecommunications facility.
Industrial activities	Bulk landscape supplies, Extractive industry, High impact industry, Low impact industry, Medium impact industry, Research and technology industry, Service industry, Special industry, Transport depot, Warehouse.
Rural activities	Animal husbandry, Animal keeping, Aquaculture, Cropping, Intensive animal industries, Intensive horticulture, Permanent plantations, Roadside stall, Rural industry, Wholesale nursery, Winery
Sport and recreation activities	Indoor sport and recreation, Outdoor sport and recreation

SC1.1.2 Industry thresholds

(1) The industry thresholds listed below are to be used in conjunction with the defined uses listed in Table SC1.1.2—low impact industry, medium impact industry, high impact industry and special industry.

Table SC1.1.2.1—Industry thresholds

Column 1 Use	Column 2 Additional examples include
Low impact industry	(1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting (2) Repairing and servicing lawn mowers and outboard engines (3) Fitting and turning workshop (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting (5) Assembling wood products not involving cutting, routing, sanding or spray painting (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	(1) Metal foundry producing less than 10 tonnes of metal castings per annum (2) Boiler making or engineering works producing less than 10 000 tonnes of metal product per annum (3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the *Work Health and Safety Act 2011* (4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum (5) Enamelling workshop using less than 15 000 litres of enamel per annum (6) Galvanising works using less than 100 tonnes of zinc per annum (7) Anodising or electroplating workshop where tank area is less than 400 square metres (8) Powder coating workshop using less than 500 tonnes of coating per annum (9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20 000 litres of paint per annum (10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components (11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum (12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum (13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum (14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum (15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum

Column 1 Use	Column 2 Additional examples include
	(16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum (17) Recycling and reprocessing batteries (18) Repairing or maintaining boats (19) Manufacturing substrate for mushroom growing (20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum (21) Recycling or reprocessing tyres including retreading (22) Printing advertising material, magazines, newspapers, packaging and stationery (23) Transport depot, distribution centre, contractors depot and storage yard (24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools) (25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum (26) Reconditioning metal or plastic drums (27) Glass fibre manufacture less than 200 tonnes per annum (28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
High impact industry	(1) Metal foundry producing 10 tonnes or greater of metal castings per annum (2) Boiler making or engineering works producing 10 000 tonnes or greater of metal product per annum (3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes (4) Scrap metal yard including a fragmentiser (5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum (6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum (7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum (8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum (9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum (10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum (11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum (12) Enamelling workshop using 15 000 litres or greater of enamel per annum (13) Galvanising works using 100 tonnes or greater of zinc per annum (14) Anodising or electroplating workshop where tank area is 400 square metres or greater (15) Powder coating workshop using 500 tonnes or greater of coating per annum

Column 1 Use	Column 2 Additional examples include
	(16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20 000 litres or greater of paint per annum (17) Concrete batching and producing concrete products (18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote (19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste (20) Manufacturing fibreglass pools, tanks and boats (21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools) (22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10 000 tonnes or greater per annum (23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre (24) Abattoir (25) Recycling chemicals, oils or solvents (26) Waste disposal facility (other than waste incinerator) (27) Recycling, storing or reprocessing regulated waste (28) Manufacturing batteries (29) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum (30) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum (31) Crematoria (32) Glass fibre manufacture producing 200 tonnes or greater per annum (33) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
Special industry	(1) Oil refining or processing (2) Producing, refining or processing gas or fuel gas (3) Distilling alcohol in works producing greater than 2 500 litres per annum (4) Power station (5) Producing, quenching, cutting, crushing or grading coke (6) Waste incinerator (7) Sugar milling or refining (8) Pulp or paper manufacturing (9) Tobacco processing (10) Tannery or works for curing animal skins, hides or finishing leather (11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing (12) Rendering plant (13) Manufacturing chemicals, poisons and explosives (14) Manufacturing fertilisers involving ammonia (15) Manufacturing polyvinyl chloride plastic.

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

• Crime prevention through environmental design (CPTED) • Dedicated road • Defined flood level • Demand unit • Demolition work • Design speed • Design vehicle • Development	• Permeable surface • Pick up / set down area • Place • Planning assumptions • Plot ratio • Precinct • Premises • Preservation • Primary street frontage	• Volumetric format plan of survey • Walkability • Walking catchment / walkable catchment • Water catchment • Waterway • Wetland

Table SC1.2.2—Administrative definitions

Column 1 Term	Column 2 Definition
Abattoir	Livestock processing industries comprising commercial operations that: (1) slaughter animals (including poultry) with an intended processing capacity of more than 3,000 kilograms live weight per day; or (2) manufacture products derived from the slaughter of animals including: (a) rendering or fat extraction plants with an intended production capacity of more than 200 tonnes per year of tallow, fat or their derivatives or proteinaceous matter; or (b) plants with an intended production capacity of more than 5,000 tonnes per year of products including hides, adhesives, pet food, gelatine, fertiliser or meat products. Activities that occur in abattoirs may include: • receiving and holding of livestock; or • slaughter and carcass dressing of animals; or • chilling of carcass product; or • carcass boning and packaging; or • freezing of finished carcass and cartoned product; or • rendering processes; or • drying of skins; or • treatment of wastewater; or • transport of processed material.
Access	The entry of persons and vehicles onto a lot, either existing or proposed, from a road which abuts the frontage of that lot.
Access strip	That part of a site which is used for providing access to a road.
Accessway	A vehicle driveway used to access premises.

Column 1 Term	Column 2 Definition
Accommodation unit	Means a separate area of private accommodation, either permanent or temporary contained within Non-resident workforce accommodation, Short-term accommodation, Residential care facility, Resort complex, Retirement facility, Rural workers' accommodation or Tourist park that provides common area(s) but where not a dwelling. Note- a Non-resident workforce accommodation dwelling may contain one or more accommodation units.
Active and public transport supportive use	A use that, by its nature, encourages travel by active and public transport over private motor vehicles, or; attracts users that commonly travel by active or public transport.
Active transport	Non-motorised travel such as walking and cycling.
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.
Adverse flooding	Flooding which may adversely affect the amenity, safety or use of a premises.
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.
Alternative provision	For the purpose of building works, provisions that are: • identified or stated in a planning scheme; and • alternative to the provisions of the Queensland Development Code, MP 1.1 and 1.2; and • qualitative statements or quantifiable standards.
Annual exceedance probability (AEP)	The likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage. For example, if a peak flood discharge of 500 cubic metres per second has an AEP of five percent, it means that there is a five percent risk, that is the probability of 0.05 or a likelihood of one in twenty, of a peak flood discharge of 500 cubic metres/second or larger occurring in any one year. The AEP of a flood event gives no indication of when a flood of that size will occur next. Note—definition from State Planning Policy (July 2014)
Articulation	Designing a building, or the façade of a building, with clearly distinguishable parts.
Assessment criteria	Those parts of the assessment provisions, comprising codes or otherwise, that establish the outcomes sought for self-assessable, assessable development and development requiring compliance assessment, including overall outcomes, performance outcomes and acceptable outcomes.

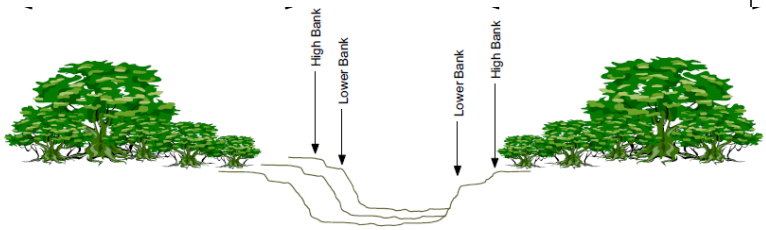
Column 1 Term	Column 2 Definition
Australian height datum (AHD)	The survey height datum adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred. 0.0 metres AHD approximates mean sea level.
Average recurrence interval (ARI)	The average, or expected, value of the periods between exceedances of a given rainfall total accumulated over a given duration. It is implicit in this definition that the periods between exceedances are generally random. Note—for example, a 100 year ARI indicates an average of 100 years between exceedance of a given storm magnitude.
Average width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Aviation facilities	Navigation, communication or surveillance installations provided to assist the safe and efficient movement of aircraft. Such facilities may be located on or off airport. Note—definition from State Planning Policy (July 2014)
Background noise level	For a specified time interval, in relation to an investigation of a noise, the A-weighted sound pressure level that is equalled or exceeded for 90 percent of that part of the interval in which the investigated noise is absent.
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.
Biodiversity	The natural diversity of fauna and flora, together with the environmental conditions necessary for their survival. The four levels of biodiversity are genetic, species, ecosystem and regional diversity.
Boundary clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: (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. The term does not include rainwater fittings or ornamental or architectural attachments.
Broadhectare	Land in rural areas which supports agricultural and primary production activities, primarily grazing. Broadhectare land generally has a lower soil quality than “Class A” and “Class B” areas identified in the Agricultural land overlay.

Column 1 Term	Column 2 Definition
Buffer	An area of the land including waterways required for maintaining separation distances: • between different land uses; or • from a major noise source; or • from a conservation area or a public recreation area; or • from a wetland or waterway. A buffer is not exclusive of other uses and may incorporate lower intensity activities which assist in mitigating the overall impact on external uses. As a general principle a buffer is not extended over a third party's property without their consent.
Building	A fixed structure that is wholly or partly enclosed by walls and is roofed, and includes a floating building and any part of a building. Note—definition from the Sustainable Planning Act 2009.
Building format plan of survey	A building format plan of survey defines land using the structural elements of a building, including, for example, floors, walls and ceilings. Note—definition from the Land Title Act 1994.
Building frontage	The façade of a building that fronts the street or other public space.
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.
Building height for aviation purposes	The maximum height of the building measured to the highest projection and includes items such as antennas, aerials, chimneys and flagpoles.
Burra Charter	The charter that provides guidance for the conservation and management of places of cultural significance and is based on the knowledge and experience of Australian International Council on Monuments and Sites (ICOMOS) members.
Bushfire risk	The chance of a bushfire igniting, spreading and causing damage to assets of value to the community. Assets include life, property such as buildings, stock, crops and forests, and the local government's natural and cultural heritage.
Commercial waste	Waste, other than green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of commercial premises. Note—as defined in the Environmental Protection (Interim Waste) Regulation 1996.

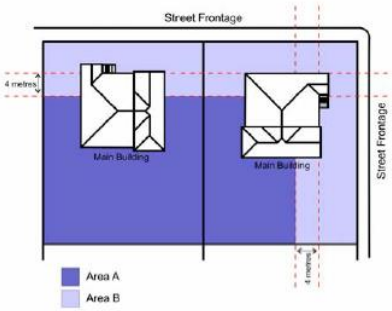
Column 1 Term	Column 2 Definition
Community management statement	The identification of a community titles scheme. It is also a document that: • identifies land; • otherwise complies with the requirements of the Body Corporate and Community Management Act 1997 for a community management statement. Note—as defined in the Body Corporate and Community Management Act 1997.
Community titles scheme	A single community management statement recorded by the registrar identifying land (the scheme land). Note—as defined in the Body Corporate and Community Management Act 1997.
Connectivity	The extent to which a place or area is connected to other places and areas through a variety of transport means, or the ease with which connection with other places can be made.
Corner lot	A lot bounded by two or more roads where the roads intersect or join.
Crime prevention through environmental design (CPTED)	CPTED is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the fear and incidence of crime, as well as an improvement in quality of life. The use of CPTED is intended to reduce crime and fear by reducing criminal opportunity and fostering positive social interaction among legitimate users of space. The emphasis is on prevention rather than apprehension and punishment.
Dedicated road	Any road dedicated to the public for public use.
Defined flood level	The peak flood level that would occur during a 1% Annual Exceedance Probability (AEP) flood event or alternative flood event determination methodology as approved by the relevant authority.
Demand unit	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
Demolition work	Work to demolish or dismantle systematically a structure, or part of a structure, but does not include the systematic dismantling of: • a part of a structure for alteration, maintenance, remodelling or repair; or • formwork, falsework, scaffold or other construction designed or used to provide support, access or containment during construction work. Note—as defined in the *Workplace Health and Safety Act 1995*.
Design speed	The speed selected as being appropriate for a street, for design purposes.
Design vehicle	The vehicle which a given development is designed to accommodate in relation to on-site access and manoeuvrability.

Column 1 Term	Column 2 Definition
Development	Any of the following: • carrying out building work; • carrying out plumbing or drainage work; • carrying out operational work; • reconfiguring a lot; • making a material change of use of premises. Note—definition from the Sustainable Planning Act 2009. Each term in this definition is further defined in the Sustainable Planning Act 2009.
Development envelope area	The area of a lot defined by metes and bounds within which all development including but not limited to a building, structure, private open space, accessway, car park, storage, on-site wastewater treatment and associated clearing of vegetation must be confined other than a boundary fence. The term does not include an accessway from a road to the development envelope area.
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, onsite stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Domestic addition	The addition to or extension of the dwelling for: • rooms— - on premises with an existing dwelling house; - that do not create a secondary dwelling; or • buildings or structures used for passive recreational purposes that— - are roofed and unenclosed such as verandahs, decks, patios or the like; or - provide roof-top recreational 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.
Domestic pet	An animal which is kept on a premises for the private enjoyment of a person residing therein. The numbers of or conditions under which the animal is kept or the type of animal shall be in accordance with any relevant local law. The term includes the keeping of bees pursuant to the *Apiaries Act 1982*.
Domestic waste	Waste, other than domestic clean-up waste, green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic premises. Note—as defined in the *Environmental Protection (Interim Waste) Regulation 1996*.

Column 1 Term	Column 2 Definition
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.
Habitable room	A room used for normal domestic activities, and: • includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but • excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods. Note—definition from the *Building Code of Australia*.
Habitat	The place where an organism lives, a physical area, some specific part of the earth's surface, air, soil, water, or another organism. More than one animal may live in a particular habitat.
Habitat link	The area that connects two or more areas of habitat and provides a relatively safe area for movement and refuge for indigenous animals.
Habitat values	Those characteristics of an area that make it suitable as a habitat or refuge for indigenous plants and animals. These characteristics include the physical structure, nutrient and energy flows, condition and extent of habitat and the location of the area in relation to other habitats.

Column 1 Term	Column 2 Definition
Hazardous material	A substance with potential to cause harm to persons, property or the environment because of 1 or more of the following— • the chemical properties of the substance; • the physical properties of the substance; • the biological properties of the substance. Without limiting the first paragraph, all dangerous goods, combustible liquids and chemicals are hazardous materials. Note—definition from the *Dangerous Goods Safety Management Act 2001*.
Heritage place	A place, area, land, landscape, building or work which is of cultural heritage significance.
High bank	The high bank is the place on the bank of the watercourse marked by either a scour mark, a depositional feature or if there are two or more scour marks, two or more depositional features or one or more scour marks and one or more depositional features, whichever scour mark or depositional feature is highest. If there is a floodplain, the high bank is the edge of the floodplain. 
Highest astronomical tide	The highest tide level that can be predicted to occur under average meteorological conditions and any combination of astronomical conditions. This level will not be reached every year, and is less than extreme levels that can be caused by storm tides.
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.
Infill development	Development in existing developed areas usually involving the use of vacant land or the replacement or removal of existing uses to allow for new uses.
Irregular lot	A lot that is not rectangular in shape. This term does not include an internal lot.
Landscaped area	Means part of a site comprising predominantly soft landscaping and set aside for the purposes of enhancing or protecting the amenity of the site. The term includes the areas occupied by a rainwater tank and bicycle racks, swimming pools or ponds and garden paths, but does not include impervious surfaces such as driveways, vehicle access lanes, vehicle parking and manoeuvring areas, waste storage areas, and the like.

Column 1 Term	Column 2 Definition
Landscaped strip	Landscaped strips are used along site and building boundaries and around parking areas and contain an effective and attractive mix of plants which enhance the appearance of the site, particularly from the street, and are complementary in scale to the built form. Landscaped strips exclude pedestrian access pathways and vehicular accessways.
Legibility	The extent to which people who are unfamiliar with an area are able to find their way to or around a place.
Local heritage area	An area identified on the **Heritage overlay maps (OM-007a-f)** which contains a local heritage place.
Lot	Lot means— • a lot under the *Land Title Act 1994*; or • a separate, distinct parcel of land for which an interest is recorded in a register under the *Land Act 1994*; or • common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*; or • a lot or common property to which the *Building Units and Group Titles Act 1980* continues to apply; or • a community or precinct thoroughfare under the *Mixed Use Development Act 1993*; or • a primary or secondary thoroughfare under the *Integrated Resort Development Act 1987 or the Sanctuary Cove Resort Act 1985*. Note—definition from the *Sustainable Planning Act 2009*.
Mass	In a streetscape context, the three dimensional shape or outline or bulk of a building.
Mean high water spring tide	The long term average of the heights of two successive high tides when the range of tide is greatest, at full moon and new moon.
Mezzanine	An intermediate floor within a room. Note—definition from the *Building Code of Australia*.
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.

Column 1 Term	Column 2 Definition
Minor building alterations and additions	If building works for: • Internal building works; or • Roofed structures over ground level outdoor landscape and recreation areas at the rear of a building or beside the building as shown in the area marked 'A' on the diagram below having a maximum roofed area of 12m² e.g. pergolas and patios; or • Garden sheds at the rear of the premises which are at the rear or side of a building as shown in the area marked 'A' on the diagram below, having a maximum roofed area of 12m²; or • Car shade structures (open on at least three sides and having a maximum roofed area of 18m²) which are at the rear or side of a premises and a minimum of 4 metres behind the building as shown in the area marked 'A' on the diagram below; or • Roof over existing deck or balcony at the rear of the premises; or • Rainwater tanks where no greater than 3.5m in height with a footprint of 10m2or less. 
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 infrastructure does not increase (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.
Movement network	All road, rail, bus, pedestrian and cycle corridors; together with passenger transport stations and interchanges that provide access to these corridors.
Net developable area	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. Note—for the purpose of a priority infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).

Column 1 Term	Column 2 Definition
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 *South East Queensland Water (Distribution and Retail Restructuring) Act 2009*.
Non-resident workers	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. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.
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.
Out-of-centre	A location that is clearly separate from a centre. Note—land that is zoned with the word 'centre' in the title, is a centre for the purposes of the planning scheme.
Outdoor lighting	Any form of permanently installed lighting system whether internal or external which emits light that may have impacts beyond the site.
Overland flow path	Where a piped drainage system exists, the path where flood waters exceeding the capacity of the underground drainage system would flow. Where no piped drainage system or other form of defined waterway exists, the path taken by surface run–off from higher parts of the catchment. This does not include a waterway or wetland.
Permeability	For the purposes of access, the extent to which people and vehicles, can access and move through a place or an area, or the ease with which connections through it can be made.
Permeable surface	The treatment of a surface to allow rainwater to infiltrate to the soil, such as grass, gravel, landscaping or open paving.
Pick up / set down area	A parking space or spaces set aside for the picking up and setting down of vehicle passengers, preferably physically separate from any adjacent vehicle carriageway.
Place	A site, area, building or other work, group of buildings or other works together with associated contents and surrounds.
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.
Precinct	An area identified for specific value or criteria within a local plan or zone.

Column 1 Term	Column 2 Definition
Premises	Means: • a building or other structure; or • land, whether or not a building or other structure is situated on the land. Note—definition from the Sustainable Planning Act 2009.
Preservation	Maintaining the fabric of a place in its existing state and retarding deterioration.
Primary street frontage	Means: • where a lot is vacant, the frontage most commonly addressed by other buildings in the block as the front of the lot; or • where a lot is not vacant, the frontage to which the front of the existing building addresses the street.
Private open space	An outdoor space for the exclusive use of occupants of a building.
Projection area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Public open space	Outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.
Public place	Premises owned by government such as parks, gardens, town squares, open space corridors, and government buildings such as public libraries.
Public transport	Services and facilities to transport passengers by modes such as buses, rail, ferries and light rail which are provided for public use.
Rear lot	A lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.
Recyclable waste	Clean and inoffensive waste that is declared by the local government to be recyclable waste for the area. Note—definition from the Environmental Protection (Interim Waste) Regulation 1996.
Removable structure	A dwelling unit, building or structure including foundations, capable of being completely removed from a site.
Repair	In relation to a place of cultural significance, reconstruction or restoration.
Restoration	Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without, or with limited, introduction of new material.
Removal	In relation to a place of cultural significance or streetscape value, relocation beyond or within a lot.
Rhythm	In a streetscape context, the overall pattern of buildings and building elements and the extent to which they are harmonious or discordant.

Column 1 Term	Column 2 Definition
Riparian vegetation	Vegetation that grows on, below or adjacent to waterways.
Risk	A concept used to describe the likelihood of harmful consequences arising from the interaction of hazards, community and the environment.
Risk assessment	The process of identifying and documenting actual and perceived risks to human health and/or the environment, to allow further evaluation and appropriate responses. A risk matrix may be used in this process to allow the severity of the potential risk of an event occurring to be determined.
Road	An area of land, whether surveyed or unsurveyed: • dedicated, notified or declared to be a road for public use; or • taken under an Act, for the purpose of a road for public use. The term includes: • a street, esplanade, reserve for esplanade, highway, pathway, thoroughfare, track or stock route; and • a bridge, causeway, culvert or other works in, on, over or under a road; and • any part of a road. Note—definition from the Land Act 1994.
Road hierarchy	A system in which roads are ranked in terms of their function and type; and capacity to support different types of vehicles and volumes of traffic.
Scale	In a streetscape context, the relative size of a building compared to adjacent buildings or the relative size of components of a building when compared with similar components on adjacent buildings.
Secondary dwelling	A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot. A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.
Sensitive land use	Means each of the following defined uses: child care centre, community care centre, community residence, dual occupancy, dwelling house, educational establishment, health care services, hospital, hostel, multiple dwelling, office, relocatable home park, residential care facility, retirement facility, short term accommodation, tourist park. Note—definition from State Planning Policy (July 2014)

Column 1 Term	Column 2 Definition
Service catchment	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. Note—for example: • 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.
Side and rear boundary clearance	For a building or structure on a lot, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot but does not include a road boundary clearance.
Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
Site cover	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. The term does not include: (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.
Standard format plan of survey	Defines land using a horizontal plane and references to marks on the ground. Note—definition from the Land Title Act 1994.
State-controlled road	A road or land, or part of a road or land, declared under section 24 [of the Transport Infrastructure Act 1994] to be a State-controlled road, and, for chapter 6, part 5, division 2, subdivision 2, see section 53. Note—definition from the Transport Infrastructure Act 1994.
State heritage area	An area identified on the **Heritage overlay maps (OM-007a-f)** which contains a State heritage place.

Column 1 Term	Column 2 Definition
Storey	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: (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. A mezzanine is a storey. A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey. A basement is not a storey.
Stormwater	Rainfall which runs off roofs, roads and other surfaces and flows into gutters, streams and waterways where it eventually flows into the bays and ocean.
Streetscape	The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
Structure	Includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure. Note—definition from the Building Act 1975.
Temporary use	A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services. Note—provisions for temporary use timeframes for defined uses may be provided in section 1.7 Local government administrative matters. Editor's note—it is recommended that local government use the ability under section 1.7 to further refine this definition for use in the local government area for defined uses.
Transit oriented development	Mixed use residential and employment areas, designed to maximise access to public transport through higher density development and pedestrian-friendly street environments.
Transport network	The road network, road geometry and pavement, public transport networks and infrastructure, cycleways and pathways, and including landscaping and lighting.
Ultimate development	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.
Urban purposes	For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Use	In relation to premises, includes any use incidental to and necessarily associated with the use of the premises. Note—definition from the Sustainable Planning Act 2009.
Vegetation	Is a native tree or plant other than the following: (a) grass or non-woody herbage; (b) a plant within a grassland regional ecosystem prescribed under a regulation; (c) a mangrove. Note—definition from the Vegetation Management Act 1999.

Column 1 Term	Column 2 Definition
Vegetated buffer area	The planting of areas for the buffering between uses for enhancing and protecting the amenity of the premises containing the development, as well as the amenity of adjoining properties and the streetscape. Vegetated buffers (a) maximise visual privacy of any adjoining residences; and (b) minimise light spill and acoustic impacts; and (c) screen visually obtrusive activities (such as service costs and storage areas); and (d) soften the visual impact of the development; and (e) contain random plantings of a variety of tree and shrub species of differing growth habits, at different spacings; and (f) include species with long, thin and rough foliage which facilitates the more efficient capture of spray droplets; and (g) foliage is from the base to the crown; and (h) include species which are fast growing and hardy.
Vegetation management offset	An agreement to carry out works or activities to conserve, enhance, maintain, monitor or rehabilitate an area of vegetation. Note—definition from the Vegetation Management Act 1999.
Verge	That part of the street or road reserve between the carriageway and the boundary of the adjacent lot or other limit to the road reserve. The term may accommodate service provider utility infrastructure, footpaths, stormwater flows, street lighting poles and planting.
Volumetric format plan of survey	Defines land using three dimensionally located points to identify the position, shape and dimensions of each bounding surface. Note—definition from the Land Title Act 1994.
Walkability	The extent to which a place or an area enables and encourages walking.
Walking catchment / walkable catchment	The area of land that is within walking distance, equivalent to the distance that can be covered in about 10 minutes comfortable walk time, of a particular location. Note—the walking catchment for a particular location can be defined according to local circumstances and shown in a planning scheme map (e.g. local plan, overlay). In relation to a boundary shown in a planning scheme map, walking catchment means the land within the relevant boundary in the planning scheme map. In relation to a particular location where a boundary has not been shown in a planning scheme map, walking catchment means the land within 800 metres distance along a walkable route from that particular location.
Water catchment	An area of land that drains water to a common point.

Column 1 Term	Column 2 Definition
Waterway	Means any of the following: (a) a creek, river, stream or watercourse; or (b) an inlet of the sea into which a creek, river, stream or watercourse flows; or (c) a dam or weir. Note—definition from the Land Title Act 1994.
Wetland	An area shown as a wetland on 'Map of referable wetlands', a document approved by the chief executive (environment). Note—definition from the Sustainable Planning Regulation 2009.

Schedule 2 Mapping

SC2.1 Map index

The table(s) below lists any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area.

'Editor's note—Mapping for the LGIP is contained in Schedule 3 of the planning scheme.'>

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework maps		
SFM001	Strategic Framework Map 001	24 June 2016
SFM002	Strategic Framework Map 002	24 June 2016
SFM003	Strategic Framework Map 003	24 June 2016
SFM004	Strategic Framework Map 004	24 June 2016
SFM005	Strategic Framework Map 005	24 June 2016
SFM006	Strategic Framework Map 006	24 June 2016
SFM007	Strategic Framework Map 007	24 June 2016
SFM008	Strategic Framework Map 008	24 June 2016
SFM009	Strategic Framework Map 009	24 June 2016
Zone maps		
ZM-Index	Index to the Zoning Maps	24 June 2016
ZM001	Zone Map - Regionwide	24 June 2016
ZM002	Zone Map - Central and Western Region	24 June 2016
ZM003	Zone Map - Northeastern Region	24 June 2016
ZM004	Zone Map - Southeastern Region	24 June 2016
ZM005	Zone Map - Mt Carbine	24 June 2016
ZM006	Zone Map - Julatten	24 June 2016
ZM007	Zone Map - Mt Molloy	24 June 2016
ZM007a	Zone Map - Mt Molloy (enlarged)	24 June 2016
ZM008	Zone Map - Mowbray	24 June 2016
ZM009	Zone Map - South Edge	24 June 2016
ZM0010	Zone Map - Mona Mona	24 June 2016
ZM0011	Zone Map - Kuranda	24 June 2016
ZM0011a	Zone Map - Kuranda (enlarged)	24 June 2016
ZM0012	Zone Map - Biboohra	24 June 2016
ZM0013	Zone Map - Koah	24 June 2016
ZM0014	Zone Map - Speewah	24 June 2016
ZM0015	Zone Map - Mareeba West	24 June 2016
ZM0016	Zone Map - Mareeba	24 June 2016
ZM0016a	Zone Map - Mareeba surrounds	24 June 2016
ZM0016b	Zone Map - Mareeba centre	24 June 2016
ZM0017	Zone Map - Mareeba east	24 June 2016
ZM0018	Zone Map - Dimbulah	24 June 2016
ZM0018a	Zone Map - Dimbulah (enlarged)	24 June 2016
ZM0019	Zone Map - Mutchilba	24 June 2016
ZM0019a	Zone Map - Multchilba (enlarged)	24 June 2016
ZM0020	Zone Map - Chewko	24 June 2016
ZM0021	Zone Map - Irvinebank	24 June 2016
ZM0021a	Zone Map - Irvinebank (enlarged)	24 June 2016
ZM0022	Zone Map - Watsonville	24 June 2016
ZM0023	Zone Map - Chillagoe	24 June 2016
Local plan maps		
LPM001	Mareeba Local Plan – Precincts Map	24 June 2016

Map number	Map title	Gazettal date
LMP001a	Mareeba Local Plan – Precincts Map (enlargements)	24 June 2016
LMP001b	Mareeba Local Plan – Elements Map	24 June 2016
LPM002	Kuranda Local Plan – Precincts Map	24 June 2016
Overlay maps		
OM001a	Agricultural Land Overlay Map - Regionwide	24 June 2016
OM001b	Agricultural Land Overlay Map – Central and Western Region	24 June 2016
OM001c	Agricultural Land Overlay Map – Northeastern Region	24 June 2016
OM001d	Agricultural Land Overlay Map – Southeastern Region	24 June 2016
OM001e	Agricultural Land Overlay Map – Mount Molloy	24 June 2016
OM001f	Agricultural Land Overlay Map – Mona Mona	24 June 2016
OM001g	Agricultural Land Overlay Map – Southedge	24 June 2016
OM001h	Agricultural Land Overlay Map – Speewah	24 June 2016
OM001i	Agricultural Land Overlay Map – Dimbulah	24 June 2016
OM001j	Agricultural Land Overlay Map – Mutchilba	24 June 2016
OM001k	Agricultural Land Overlay Map – Mareeba Southeast	24 June 2016
OM001l	Agricultural Land Overlay Map – Mareeba	24 June 2016
OM001m	Agricultural Land Overlay Map – Irvinebank	24 June 2016
OM001n	Agricultural Land Overlay Map - Chillagoe	24 June 2016
OM002a	Airport Environs Overlay Map - Aviation Facilities (Mareeba)	24 June 2016
OM002a1	Airport Environs Overlay Map – Aviation Facilities (Kuranda)	24 June 2016
OM002b	Airport Environs Overlay Map – Buffers – Bird / Bat Strike Zone and Light Intensity (Mareeba)	24 June 2016
OM002b1	Airport Environs Overlay Map – Buffers – Bird / Bat Strike Zone and Light Intensity (Kuranda)	24 June 2016
OM002c	Airport Environs Overlay Map – Obstacle Limitation Surfaces – Mareeba	24 June 2016
OM002c1	Airport Environs Overlay Map – Obstacle Limitation Surfaces – Kuranda	24 June 2016
OM002d	Airport Environs Overlay Map – Australian Noise Exposure Forecast (ANEF) – Mareeba	24 June 2016
OM002e	Airport Environs Overlay Map – Public Safety Area – Mareeba	24 June 2016
OM002f	Airport Environs Overlay Map – Regional Airport Buffers – Chillagoe and Dimbulah	24 June 2016
OM003a	Bushfire Hazard Overlay Map – Regionwide	24 June 2016
OM003b	Bushfire Hazard Overlay Map – Central and Western Region	24 June 2016
OM003c	Bushfire Hazard Overlay Map – Northeastern Region	24 June 2016
OM003d	Bushfire Hazard Overlay Map – Southeastern region	24 June 2016

Map number	Map title	Gazettal date
OM003e	Bushfire Hazard Overlay Map – Mount Molloy	24 June 2016
OM003f	Bushfire Hazard Overlay Map – Mona Mona	24 June 2016
OM003g	Bushfire Hazard Overlay Map – Southedge	24 June 2016
OM003h	Bushfire Hazard Overlay Map – Speewah	24 June 2016
OM003i	Bushfire Hazard Overlay Map – Kuranda	24 June 2016
OM003j	Bushfire Hazard Overlay Map – Dimbulah	24 June 2016
OM003k	Bushfire Hazard Overlay Map – Mutchilba	24 June 2016
OM003l	Bushfire Hazard Overlay Map – Mareeba Southeast	24 June 2016
OM003m	Bushfire Hazard Overlay Map – Mareeba	24 June 2016
OM003n	Bushfire Hazard Overlay Map – Irvinebank	24 June 2016
OM003o	Bushfire Hazard Overlay Map – Chillagoe	24 June 2016
OM004a	Environmental Significance Overlay Map – Regionwide	24 June 2016
OM004b	Environmental Significance Overlay Map – Central and Western Region	24 June 2016
OM004c	Environmental Significance Overlay Map – Northeastern region	24 June 2016
OM004d	Environmental Significance Overlay Map – Southeastern	24 June 2016
OM004e	Environmental Significance Overlay Map – Mount Molloy	24 June 2016
OM004f	Environmental Significance Overlay Map – Mona Mona	24 June 2016
OM004g	Environmental Significance Overlay Map – Southedge	24 June 2016
OM004h	Environmental Significance Overlay Map – Speewah	24 June 2016
OM004i	Environmental Significance Overlay Map – Kuranda	24 June 2016
OM004j	Environmental Significance Overlay Map – Dimbulah	24 June 2016
OM004k	Environmental Significance Overlay Map – Mutchilba	24 June 2016
OM004l	Environmental Significance Overlay Map – Mareeba Southeast	24 June 2016
OM004m	Environmental Significance Overlay Map – Mareeba	24 June 2016
OM004n	Environmental Significance Overlay Map – Irvinebank	24 June 2016
OM004o	Environmental Significance Overlay Map – Chillagoe	24 June 2016
OM004p	Environmental Significance – Waterways Overlay Map: Regionwide	24 June 2016
OM004q	Environmental Significance – Waterways Overlay Map: Mount Molloy	24 June 2016
OM004r	Environmental Significance – Waterways Overlay Map: Mona Mona	24 June 2016
OM004s	Environmental Significance – Waterways Overlay Map: Southedge	24 June 2016
OM004t	Environmental Significance – Waterways Overlay Map: Speewah	24 June 2016
OM004u	Environmental Significance – Waterways Overlay Map: Kuranda	24 June 2016

Map number	Map title	Gazettal date
OM004v	Environmental Significance – Waterways Overlay Map: Dimbulah & Mutchilba	24 June 2016
OM004w	Environmental Significance – Waterways Overlay Map: Mareeba Southeast	24 June 2016
OM004x	Environmental Significance – Waterways Overlay Map: Mareeba	24 June 2016
OM004y	Environmental Significance – Waterways Overlay Map: Irvinebank	24 June 2016
OM004z	Environmental Significance – Waterways Overlay Map: Chillagoe	24 June 2016
OM005a	Extractive Resources Overlay Map – Regionwide	24 June 2016
OM005b	Extractive Resources Overlay Map – Central and Western Region	24 June 2016
OM005c	Extractive Resources Overlay Map – Northeastern Region	24 June 2016
OM005d	Extractive Resources Overlay Map – Southeastern Region	24 June 2016
OM005e	Extractive Resources Overlay Map – Enlargements	24 June 2016
OM006a	Flood Hazard Overlay Map – Regionwide	24 June 2016
OM006b	Flood Hazard Overlay Map – Central and Western Region	24 June 2016
OM006c	Flood Hazard Overlay Map – Northeastern Region	24 June 2016
OM006d	Flood Hazard Overlay Map – Southeastern Region	24 June 2016
OM006e	Flood Hazard Overlay Map – Mount Molloy	24 June 2016
OM006f	Flood Hazard Overlay Map – Mona Mona	24 June 2016
OM006g	Flood Hazard Overlay Map – Southedge	24 June 2016
OM006h	Flood Hazard Overlay Map – Speewah	24 June 2016
OM006i	Flood Hazard Overlay Map – Kuranda	24 June 2016
OM006j	Flood Hazard Overlay Map – Dimbulah	24 June 2016
OM006k	Flood Hazard Overlay Map – Mutchilba	24 June 2016
OM006l	Flood Hazard Overlay Map – Mareeba Southeast	24 June 2016
OM006m	Flood Hazard Overlay Map – Mareeba	24 June 2016
OM006n	Flood Hazard Overlay Map – Irvinebank	24 June 2016
OM006o	Flood Hazard Overlay Map – Chillagoe	24 June 2016
OM007	Heritage Overlay Map – Regionwide	24 June 2016
OM007a	Heritage Overlay Map – Central and Eastern Region	24 June 2016
OM007b	Heritage Overlay Map – Northwestern Region	24 June 2016
OM007c	Heritage Overlay Map – Northeastern Region	24 June 2016
OM007d	Heritage Overlay Map – Southeastern Region	24 June 2016
OM007e	Heritage Overlay Map – Southwestern Region	24 June 2016
OM007f	Heritage Overlay Map – Mareeba	24 June 2016
OM008a	Hill and Slope Overlay Map – Regionwide	24 June 2016
OM008b	Hill and Slope Overlay Map – Central and Western Region	24 June 2016
OM008c	Hill and Slope Overlay Map – Northeastern Region	24 June 2016

Map number	Map title	Gazettal date
OM008d	Hill and Slope Overlay Map – Southeastern Region	24 June 2016
OM008e	Hill and Slope Overlay Map – Mount Molloy	24 June 2016
OM008f	Hill and Slope Overlay Map – Mona Mona	24 June 2016
OM008g	Hill and Slope Overlay Map – Southedge	24 June 2016
OM008h	Hill and Slope Overlay Map – Speewah	24 June 2016
OM008i	Hill and Slope Overlay Map – Kuranda	24 June 2016
OM008j	Hill and Slope Overlay Map – Dimbulah	24 June 2016
OM008k	Hill and Slope Overlay Map – Mutchilba	24 June 2016
OM008l	Hill and Slope Overlay Map – Mareeba Southeast	24 June 2016
OM008m	Hill and Slope Overlay Map – Mareeba	24 June 2016
OM008n	Hill and Slope Overlay Map – Irvinebank	24 June 2016
OM008o	Hill and Slope Overlay Map – Chillagoe	24 June 2016
OM009a	Regional Infrastructure Corridors and Substations Overlay Map – Regionwide	24 June 2016
OM009b	Regional Infrastructure Corridors and Substations Overlay Map – Central and Western Region	24 June 2016
OM009c	Regional Infrastructure Corridors and Substations Overlay Map – Northeastern Region	24 June 2016
OM009d	Regional Infrastructure Corridors and Substations Overlay Map – Southeastern Region	24 June 2016
OM0010a	Scenic Amenity Overlay Map – Chillagoe and Mount Mulligan	24 June 2016
OM0010b	Scenic Amenity Overlay Map – Kuranda and Mount Molloy	24 June 2016
OM0011a	Transport Infrastructure Overlay Map – Regionwide	24 June 2016
OM0011b	Transport Infrastructure Overlay Map – Eastern Region	24 June 2016
OM0011c	Transport Infrastructure Overlay Map – Northeastern Region	24 June 2016
OM0011d	Transport Infrastructure Overlay Map – Southeastern Region	24 June 2016
OM0011e	Transport Infrastructure Overlay Map – Mareeba	24 June 2016
OM0011f	Transport Infrastructure Overlay Map – Kuranda	24 June 2016
OM0011g	Transport Infrastructure Overlay Map – Other Townships	24 June 2016
OM0011h	Transport Infrastructure Overlay Map – Other Townships	24 June 2016
OM0011i	State Controlled Roads Transport Noise Corridors – Regionwide	24 June 2016
OM0011j	State Controlled Roads Transport Noise Corridors – Mount Molloy	24 June 2016
OM0011k	State Controlled Roads Transport Noise Corridors – Biboohra	24 June 2016
OM0011l	State Controlled Roads Transport Noise Corridors – Speewah	24 June 2016
OM0011m	State Controlled Roads Transport Noise Corridors – Kuranda	24 June 2016

Map number	Map title	Gazettal date
OM0011n	State Controlled Roads Transport Noise Corridors – Mareeba Surrounds	24 June 2016
OM0011o	State Controlled Roads Transport Noise Corridors – Mareeba	24 June 2016
OM0011p	State Controlled Roads Transport Noise Corridors – Mareeba East	24 June 2016
OM0011q	State Controlled Roads Transport Noise Corridors – Dimbulah	24 June 2016
OM0011r	State Controlled Roads Transport Noise Corridors – Mutchilba	24 June 2016
OM0011s	State Controlled Roads Transport Noise Corridors – Mareeba South	24 June 2016

SC2.2 Strategic framework maps

SC2.3 Zone maps

SC2.4 Local plan maps

SC2.5 Overlay maps

Schedule 3 Priority infrastructure plan mapping and supporting material

Table SC3.1.1—Priority infrastructure plan map index

Map title	Gazettal date
Plans for trunk infrastructure maps	
Plans for Trunk Infrastructure Index Map	24 June 2016
Plans for Trunk Infrastructure Parks and Community Land	24 June 2016
Plans for Trunk Infrastructure Roads	24 June 2016
Plans for Trunk Infrastructure Sewer	24 June 2016
Plans for Trunk Infrastructure Stormwater	24 June 2016
Plans for Trunk Infrastructure Water	24 June 2016
Plans for trunk infrastructure maps	
Priority Infrastructure Area Index Map	24 June 2016
Priority Infrastructure Area Mareeba	24 June 2016
Priority Infrastructure Area Mareeba Central	24 June 2016
Priority Infrastructure Area Kuranda	24 June 2016
Priority Infrastructure Area Dimbulah	24 June 2016
Priority Infrastructure Area Chillagoe	24 June 2016

Schedule 4 Notations required under the *Sustainable Planning Act 2009*

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

Table SC4.1.1—Notation of decisions under section 391 of the Act

Date of decision	Location (real property description)	Decision type	File/Map reference
<insert details>	<insert details>	<insert details>	<insert details>

Editor's note—This schedule should include:

- approvals that conflict with the planning scheme
- development approvals under section 242 of the Act that vary the effect of the scheme
- decisions agreeing to a superseded planning scheme request.

SC4.2 Notation of resolution(s) under Chapter 8, Part 2, Division 1 of the Act

Table SC4.2.1—Notation of resolutions under Chapter 8, Part 2, Division 1 of the Act

Date of resolution	Date of effect	Details	Contact information
<insert details>	<insert details>	<insert details>	<insert details>

Editor's note—This schedule should 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.

SC4.3 Notation of registration for urban encroachment provisions under section 680ZE of the Act

Table SC4.3.1—Notation of decisions under section 680ZE of the Act

Date of decision	Location of premises (real property description)	Details of registration	Term of registration
<insert details>	<insert details>	<insert details>	<insert details>
<insert additional rows as required>			

Schedule 5 Land designated for community infrastructure

Table SC5.1—Land designated for community infrastructure

Date of designation or repeal	Real property description	Street address	Type of community infrastructure
07/05/1999	Lot 864, 866 NR5315	729 Chettle Road ARRIGA	(e) correctional facilities
Mareeba Shire Council - Lotus Glen Correctional Centre			
26/09/2008	Lots 9 M35636	167 Walsh Street MAREEBA	(s) any other facility not in (a) to (r) and intended to accommodate govt. functions
Mareeba Police Station - "Police Facilities including but not limited to offices, storage, amenities, interview and detention rooms including watch house, air conditioning plant and car parking."			
28/09/2012	Lot 479 NR6102	16-20 Mammino Street MAREEBA	(7) emergency services facilities (15) storage and works depots, inc. admin facilities assoc. with provision or maint. of the CID in this part
To allow for the development of the new Mareeba Fire and Rescue Station and associated facilities.			

Schedule 6 Planning scheme policies

SC6.1 Planning scheme policy index

The table below lists all the planning scheme policies applicable to the planning scheme area.

Table SC6.1.1—Planning scheme policy index

Planning scheme policy title
Planning Scheme Policy 1 – Character Area Design Guideline
Planning Scheme Policy 2 – Ecological Assessment Reports
Planning Scheme Policy 3 – Extractive Industry
Planning Scheme Policy 4 – FNQROC Regional Development Manual
Planning Scheme Policy 5 – Geotechnical Reports
Planning Scheme Policy 6 – Landscaping and Preferred Plant Species
Planning Scheme Policy 7 – Local Heritage Places
Planning Scheme Policy 8 – Structure Planning
Planning Scheme Policy 9 – Footpath Paving

SC6.2 Planning Scheme Policy 1 – Character Area Design Guideline

1. Purpose

The purpose of this policy to provide additional guidance to applicants in relation to the development outcomes sought within recognised precincts which contain older-style buildings or buildings with character features.

The following overall outcomes are sought:

(a) local character and identity is fostered and complemented by new development; and

(b) architectural styles of new development are sympathetic with existing character of the surrounding area; and

(c) character precincts of early and highly valued character housing and commercial areas in Kuranda are retained and new development is consistent with the predominant character of the precincts; and

(d) development recognises, preserves and enhances the characteristics that gives a place its valued identity and contributes to a quality and distinctive streetscape and townscape; and

(e) Advertising devices are of appropriate colours, materials and scale for the bulk, scale and character of building and the surrounding area.

2. Applicability

This policy applies to development in designated precincts in Part 7 – Local Plans as follows:

7.2.1 Kuranda Local Plan – Village heart precinct and Village frame precinct

3. Requirements for Design in Character Areas

Places are valued because of the individual characteristics. The identity of a locality should be understood and celebrated. Development including renovation and extensions of premises should contribute to a quality and distinctive streetscape and townscape character.

The design and materials of development in character areas should be consistent with or have regard to the heritage values and local character. That character is expressed through these tangible aspects, which include but are not limited to:

(a) clusters of buildings representative of past or distinctive local vernaculars; and

(b) streetscapes where buildings have a certain mass and scale that contribute to the overall visual impact of the streetscape or locality; and

(c) use of materials and detail that are in keeping with an established streetscape theme and local characteristics.

This Policy provides design outcomes which are deemed to be consistent and sympathetic with character areas. Onus is on the proponent to demonstrate that the design is sensitive to the character values of the area and an Design Statement should be provided, to confirm how the character values have been addressed in the design (refer to **Appendix 1** of this Policy for a template).

There are many different approaches to achieving sympathetic design in character areas, but these are broadly categorized into three fundamental approaches - replica, respectful and interpretive. All three approaches can achieve sympathetic design outcomes. This Planning scheme policy encourages a variety of responses to existing character in a sympathetic way and to further assist, **Appendix 2** includes a table of building characteristics for different periods of heritage character, and for further information on the evolution of the Queenslander and ways to maintain character, refer to *The Queensland House: A Roof Over Our Heads* (Fisher and Crozier, 1994).

3.1. Replication

In this approach the various building elements (e.g. size, location and ratio of openings, bulk, scale and horizontal and vertical patterns), materials and details are replicated as in existing or nearby buildings. Replicated elements can be used from more than one source provided consistency is maintained and they are combined in a very similar relationship. Replication should be tasteful and subtle to be effective, and not overuse heritage-style detail and trims. Replication does not mean duplication and exact copies of buildings are not desirable.

3.2. Respectful approach

In this approach (see **Figure 3.1** for example) the established building elements, colour, materials and details are acknowledged but simplified and modified in a related and respectful manner.

The major features of adjacent or nearby buildings may be used in a simplified or adapted form, for example timber posts may be replaced by steel; lattice or battens to a high set base may be replaced by other distinctively different material or colour - however where a high-set house is raised the understory must be recessed to allow for shadowing on the ground floor walls.

The range of responses using this approach is very wide. This is the most common response to heritage and character values.

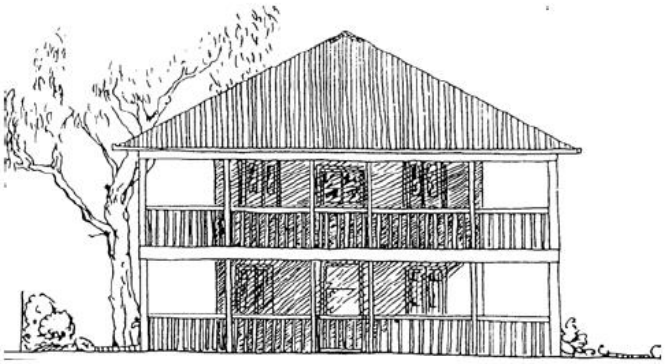


Figure 3.1 – Example of a respectful design outcome

3.3. Interpretive approach

In this approach (see **Figure 3.2** for example) there is a looser reference to existing elements using contemporary materials and details that develop a streetscape link with neighbouring dwellings. This approach requires the greatest amount of design skill to be successful.

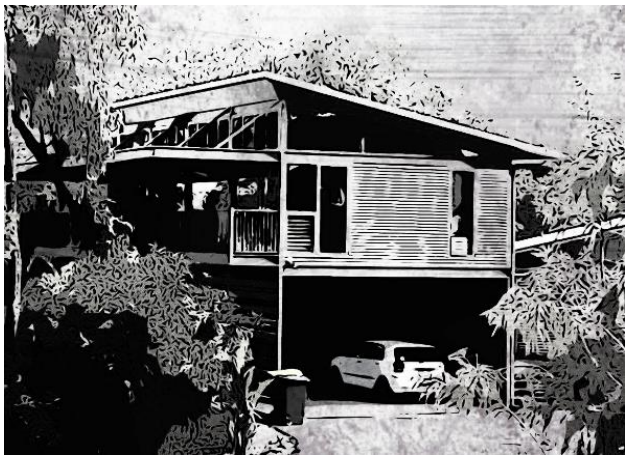


Figure 3.2 – Example of an interpretive design outcome

3.4. Other elements

There are a range of other elements that contribute to sympathetic design, and these should be addressed as appropriate as part of any development, including:

(a) setbacks - Distances to front and side boundaries to maintain the existing streetscape character; and

(b) subdivision pattern - lot size, frontage width, lot length, size of street grid, road width, use of street trees etc.

4. Design elements

4.1. New construction

Infill development with established character areas should achieve the following:

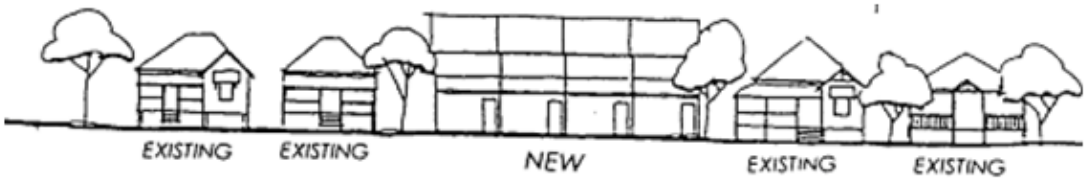
(a) roof types reflect the character of the established houses in residential areas, and commercial buildings in non-residential areas; and

(b) old and new development is integrated.

Figure 4.1 illustrates desirable design outcomes for infill development and **Figure 4.2** illustrates undesirable design outcomes for infill development.

- ✓ roof types reflect the character of the established houses; and
- ✓ old and new development is integrated; and
- ✓ new development has appropriate roof type and pitch; and
- ✓ 35 degree roof pitch; and
- ✓ corrugated iron roof; and
- ✓ compatible building materials and compatible material finishes; and
- ✓ use of window hoods; and
- ✓ open front verandahs; and
- ✓ domestic scale; and
- ✓ obvious front entry; and
- ✓ building addresses the street – windows, verandahs and doors.

Figure 4.1 – Desirable design outcomes



- ✗ insufficient detail in roof style; and
- ✗ scale of roof inappropriate; and
- ✗ building style does not reflect the area's building characteristics; and
- ✗ repetition without attempt to produce individuality; and
- ✗ does not address the street; and
- ✗ no obvious entry; and
- ✗ no front verandah; and
- ✗ roof styles incompatible; and
- ✗ no detail on front of building.

Figure 4.2 – Undesirable design outcome

4.2. Modifications and additions to buildings

Modifications to existing character buildings should:

(a) use consistent building materials and finishes with other character buildings in the area; and

(b) use consistent window treatment with other character buildings in the area; and

(c) use consistent roofing and cladding materials with other character buildings in the area; and

(d) maintain and enhance the shadow line effect.

Figure 4.3 to 4.6 illustrate desirable and undesirable design outcomes for modifications and extensions to existing buildings.

Alterations and additions should reflect the existing form and design detail of the building. The form of new work, particularly front facades that are visible from the street, should be regularly articulated with the regular repetition of dominant features such as windows and doors and subdominant elements such as louvers, vents, wall panels, and materials. Use materials, colours and finishes that complement the existing building.

Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.

Where building in underneath a Queenslander building ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and features of the style, consider:

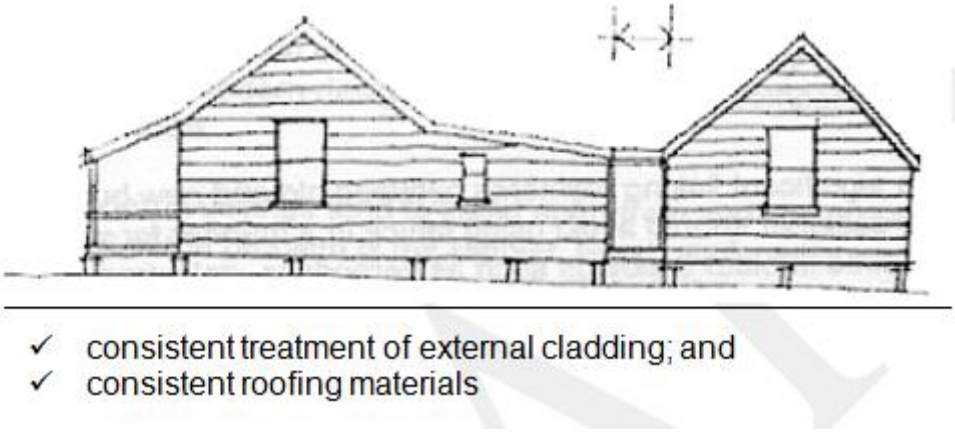
(a) extending to the rear of the dwelling as opposed to underneath the building; and

(b) recessing the lower level to retain the form of verandahs and the depth of shading beneath them; and

(c) designing the height of the lower level is less than that of the upper level and the use of paint colours, materials or articulation to minimise the visual prominence of the ground level; and

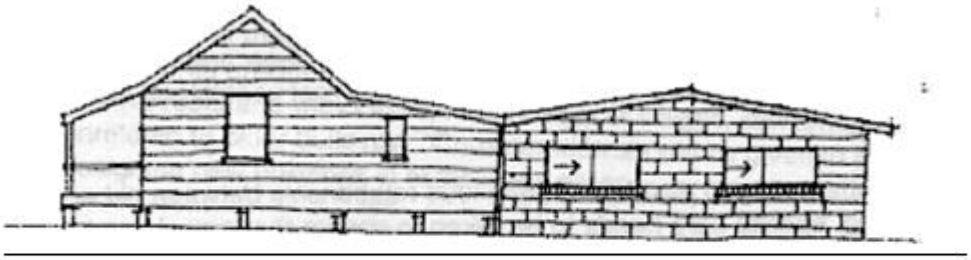
(d) using materials that complement the upper level and result in a lighter building style including light transparent balustrading and textured render; and

(e) design detailing on the lower level that compliments the style of the dwelling, including similarly proportioned windows and door placement and lattice or timber batten screening for enclosed semi-outdoor living areas.



✓ consistent treatment of external cladding; and
✓ consistent roofing materials

Figure 4.3 – Desirable design outcome

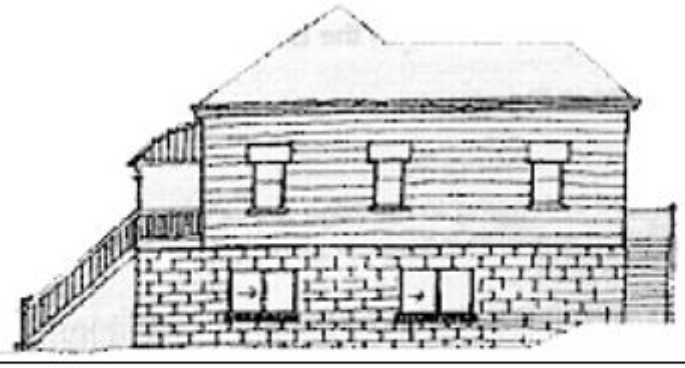


✗ use of brick/block on predominantly timber building; and
✗ brick left unpainted; and
✗ roofing profile inconsistent; and
✗ windows inconsistent.

Figure 4.4 – Undesirable design outcome

- ✓ wall does not extend under verandah; and
- ✓ building material and finish are consistent; and
- ✓ window treatment is consistent; and
- ✓ shadow line effect maintained and enhanced.

Figure 4.5 – Desirable design outcome



- ✗ building materials are out of character; and
- ✗ scale of extension is inappropriate; and
- ✗ windows not consistent/out of proportion; and
- ✗ softening detail missing

Figure 4.6a – Undesirable design outcome

- ✓ Stairs connect the house to the street. The front stairs form part of the entrance and connects the building to the street.
- ✓ Traditional balustrade and handrails with simple curves or waist shapes.
- ✓ Parking is behind or underneath the building. If parking is underneath the building garage doors should be recessed so they do not dominate the street.
- ✓ A 3.5m wide gate and driveway is traditional and the driveway can be wider behind the fence line.
- ✓ The use of materials that are consistent with the existing materials is recommended. If using masonry block, rendering is appropriate to achieve a flat painted look that is more complementary to the style.
- ✓ Setback lower level walls from the front plane of the upper level to reduce the mass of the building. This can be effectively achieved by recessing the lower level to a distance of at least one metre from the front plane.
- ✓ Include vertical battens to shade the enclosed the ground floor areas. This connects the old building with the new part of the building.
- ✓ Louvres and lattice to enclose verandahs provides a degree of security whilst enabling overlooking of the street and through breezes.
- ✓ Casement windows and window hoods to shelter windows.
- ✓ Air conditioning is not visible from the street. Air conditioning units can be screened with lattice and timber louvers
- ✓ Low fence (1.2m maximum) and visually permeable ensuring the front yard is visible from the street.
- ✓ Retain existing roof profiles when adding extensions.
- ✓ When adding extensions or re-roofing, use traditional looking galvanised iron sheeting.

Figure 4.6b – Desirable design outcomes

4.3. Roofs

Roofs should have a dominant, symmetrical, steep pitched portion, and generally reflect a roof type illustrated in Figure 4.7. Inappropriate roof types illustrated in Figure 4.8 should be avoided.

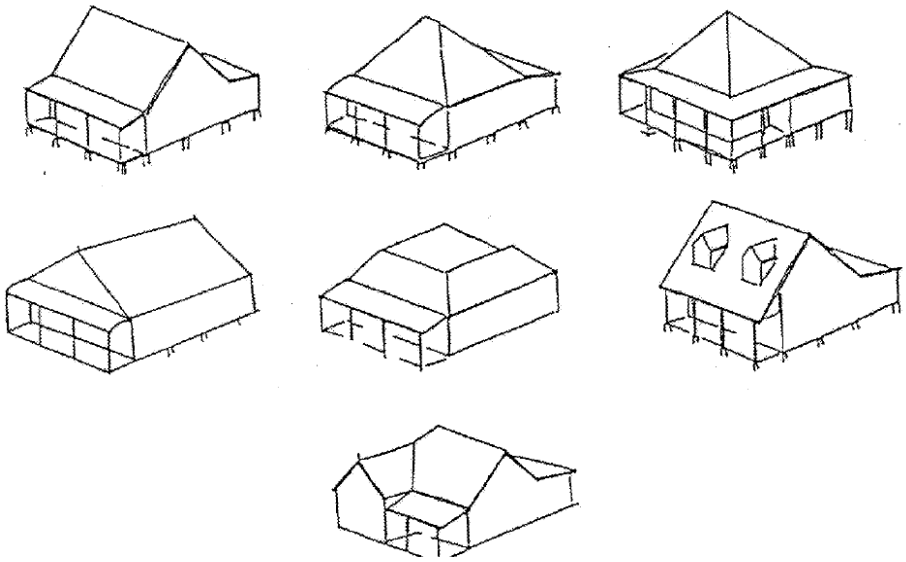


Figure 4.7 – Traditional roof types

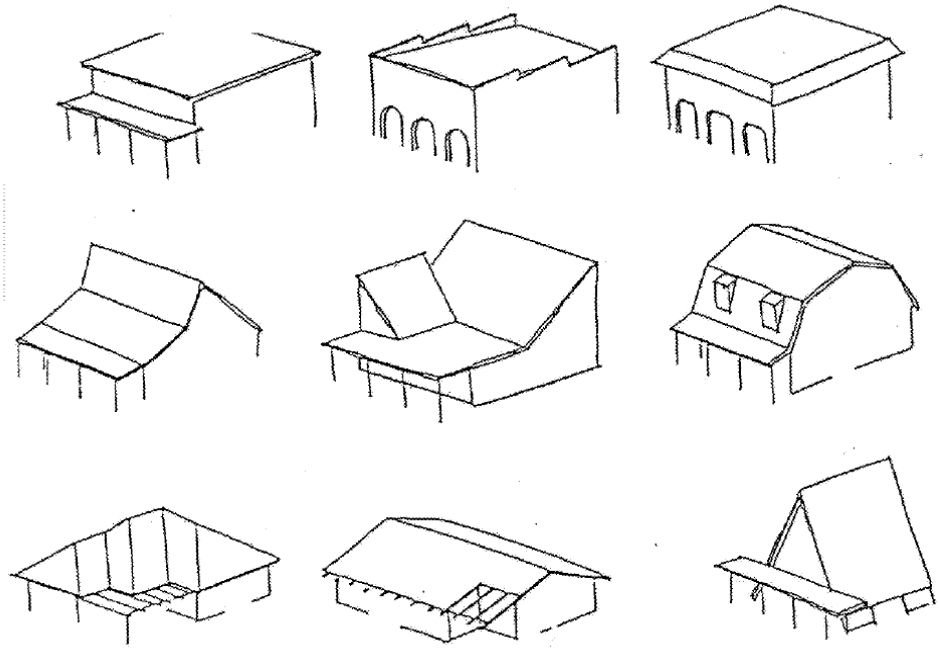


Figure 4.8 – Undesirable roof types

4.4. Verandahs

Front verandahs for commercial and residential developments contribute to a safer street and assist residents to make neighbourhoods more social and secure by providing opportunities for interaction and passive surveillance. Verandahs should be include the following design features:

(a) extend along the wall of the building which is parallel to and has an elevation to the frontage of the site; and

(b) any steps or stairways should be timber framed (or equivalent material) with balustrade similar to the verandah; and

(c) be provided with timber screen curtains or valances between stumps or posts where the verandah floor is above ground level by more than 0.5m.

(d) if enclosing verandahs, use lightweight materials such as louvres, lattice or batten screens positioned to provide privacy and relief from the sun, while remaining open to light and breeze.

4.5. External walls

External walls should not be dominated by the use of one single colour or surface treatment. Preferably, they will be:

(a) sheeted in wide-profile weatherboards, chamfer boards (or equivalent material); or

(b) rendered brick or masonry where such use of materials does not incorporate features inconsistent with the existing original buildings.

External walls should incorporate at least one of the following a:

(a) shift in plane at least one metre over a maximum distance of ten metres; and

(b) change in surface appearance or treatment that is visually distinct; and

(c) shift in altitude or azimuth that is a minimum of 15 degrees over a maximum distance of ten metres.

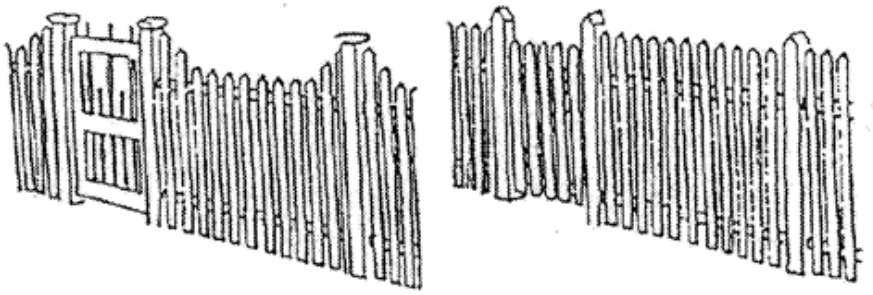
4.6. Fences

Fences should visually integrate with properties adjacent to the site. Fences are very important in enhancing the overall appearance of your property. Look at genuine old fences, observe the way they are designed and constructed and give your contractor detailed, preferably written or drawn, instructions on your requirements.

As a general rule, decorative fences were to the front boundary only, with side and rear fencing being of less expensive wire mesh. The height of fences was generally 1.2m with the tops varying in form.

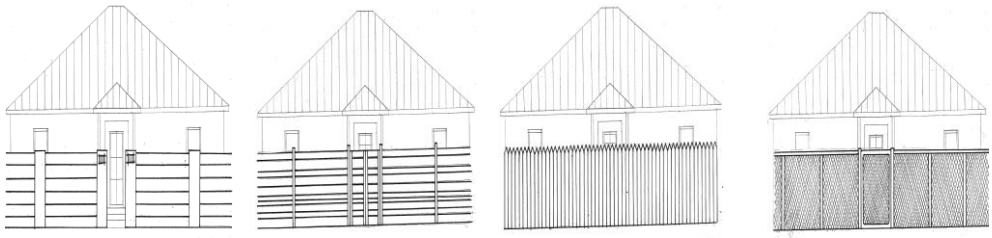
Landscaping may be used to establish and maintain privacy and amenity with low fences, whilst not detracting from the streetscape.

More affluent properties may have had metal rails spanning between brick piers and plinths. Gates usually matched the fences in materials and general form. Preferred fence and gate design and materials are illustrated in Figure 4.9 and styles to be avoided are illustrated in figure 4.10.



- ✓ fencing should be open and generally not more than 1.2 metres high; and
- ✓ fence construction materials should primarily be timber; and
- ✓ use of traditional picket/palings encouraged; and
- ✓ some metal treatments appropriate e.g. Humes Tudor design.

Figure 4.9 – Desirable fences



- ✗ high solid fences
- ✗ horizontal palings
- ✗ galvanised welded mesh
- ✗ closely butted modern palings.

Figure 4.10 – Undesirable fences

4.7. Windows and doors

Windows and doors should:

(a) emphasize the vertical; and

(b) have an overall ratio to the wall area in keeping with the existing building types in the area.

Desirable residential window styles are illustrated in Figure 4.11 and 4.12 below. Undesirable commercial windows and doors are depicted in Figure 4.13.

Figure 4.11 – Desirable residential window styles

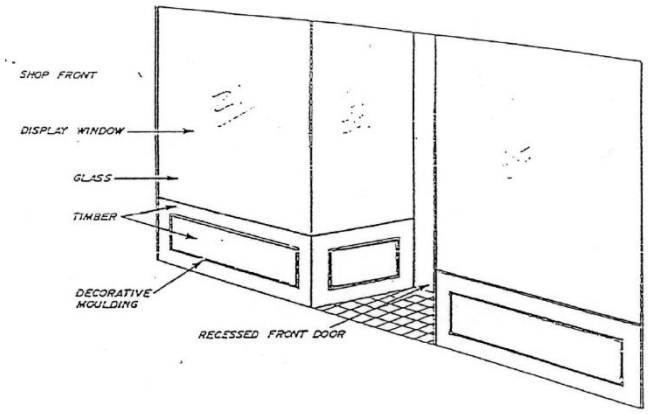


Figure 4.12 – Desirable commercial door and window styles

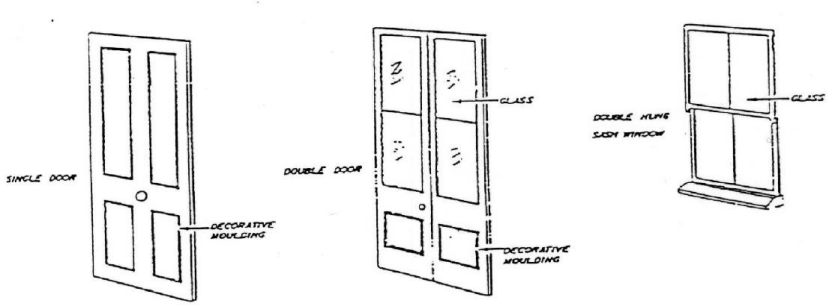


Figure 4.13 – Undesirable windows and doors for commercial buildings

4.8. Awnings

Commercial buildings should be provided with awnings that:

(a) extend from the street alignment across the full width of the footpath, as illustrated in Figure 4.14; and

(b) are roofed with corrugated iron or equivalent material of traditional profile; and

(c) are cantilevered incorporating non-load bearing posts; and

(d) feature roof drainage detailing of traditional profile.

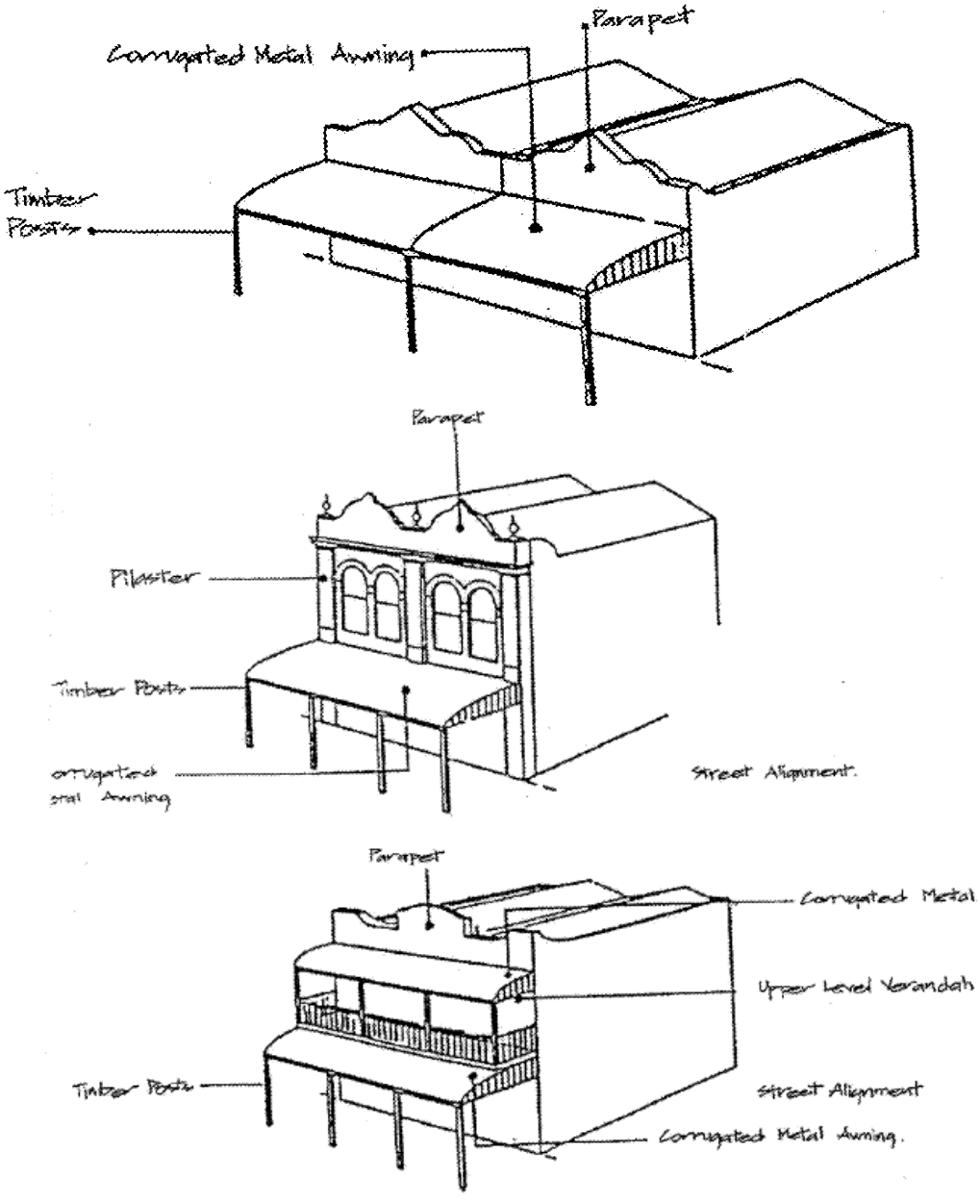


Figure 4.14 – Desirable commercial building frontages

4.9. Façades, Gables, Fretwork

Commercial buildings should have a façade treatment above awning level that:

(a) for a single storey building, features a parapet as illustrated in Figure 14 above; and

(b) for a two story building, is sculptured by incorporating features which produce recesses and projections which may include cornices, pilasters, keystones and the like as illustrated in Figure 4.14 above; or

(c) has an open roofed verandah at second storey that overlooks the street frontage of the site, extends along that wall of the building which is generally parallel to and has an elevation to the street, and has balustrades with infill of timber framing and dowelling.

Examples of appropriate screening and ornamental fenestration are included in Figures 4.15 and 4.16.

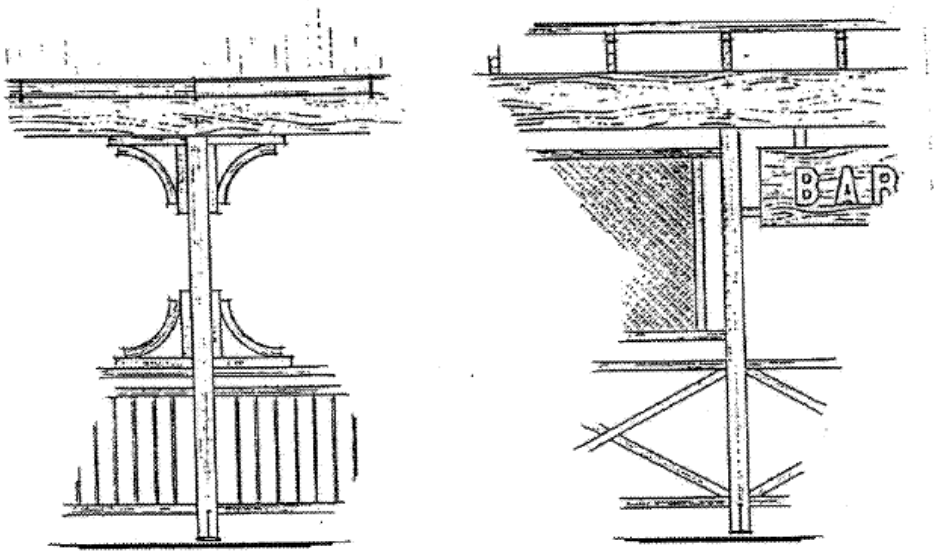


Figure 4.15 – Desirable screening and ornamental fenestration

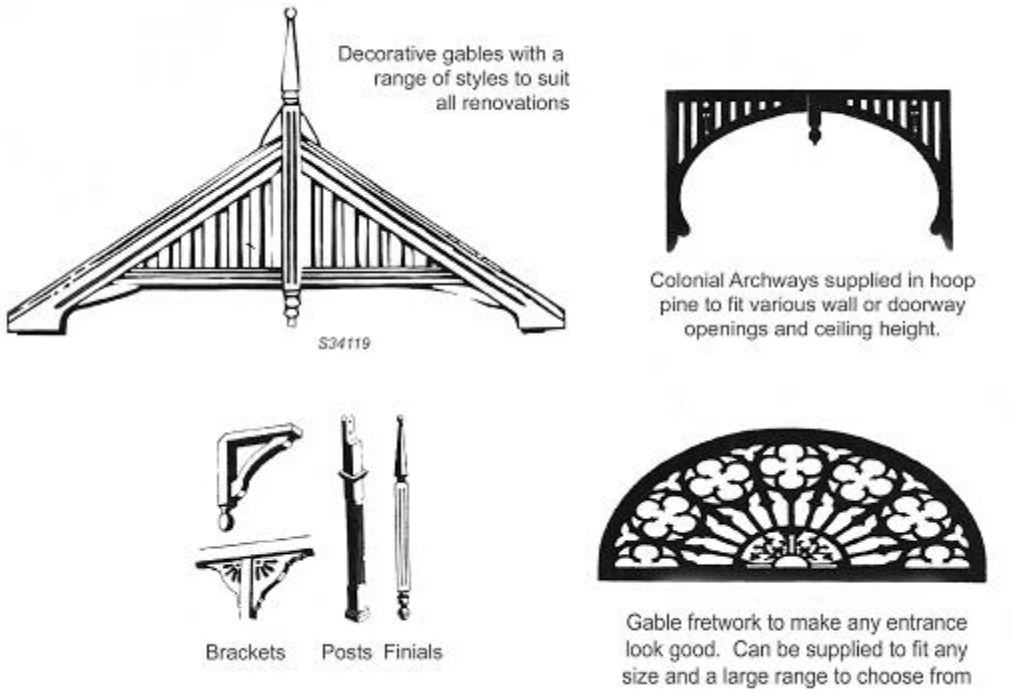


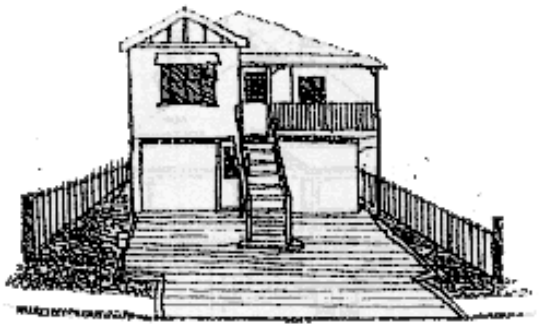
Figure 4.16 – Desirable screening and ornamental fenestration

5. Garden Style

The garden location and types of species planted form part of the sympathetic design and will vary by location. Many commercial buildings do not have formal gardens at the front, but may be enhanced by street trees or larger trees at the rear of the property.

Although most landscaping in the public realm is the responsibility of Council, planter boxes, under-awning baskets and footpath beautification are private initiatives that contribute to the local character. These initiatives improve the pedestrian experience by adding visual interest and contribute to the aesthetic qualities of the streetscape.

In residential areas planting should reflect the local setting which may include a variety of vegetation, including tall trees and bushy shrubs, some large shade trees and lawns.



Before

After

The overall effect of landscaping is to improve the liveability of the site and limit the mass effect of the building on the streetscape. The design should maintain and strengthen the settings of commercial and residential buildings and:

(a) include side pathway and a frame for climbing plants (e.g. as part of a gate, fence or carport feature); and

(b) retain existing mature vegetation on site, as an element of the character of traditional streetscapes. Back yard planting of larger trees such as mango, silky oak or jacaranda to give traditional gardens much of their identity; and

(c) position trees and plants to shade verandahs and protect the building from the summer sun and rain; and

(d) use dense foliage to improve privacy between buildings; and

(e) use plants that provide colourful flowers to create a tropical ambience; and

(f) position trees to maintain passive surveillance lines to the street; and

(g) use plants that don’t require frequent watering; and

(h) consider the location of external air-conditioning units along with screening measures.

6. Parking structures

The location of parking in commercial areas should reflect this historical location of parking - both on and off street, this may vary by location.

In residential areas and for residential development, parking should be designed and located to minimise the loss of front garden space and avoid the dominance of car parking structures. The design should consider:

(a) where parking is traditionally located to the side of the dwelling, garages and carports should be behind the line of the front façade; and

(b) for enclosed car parking structures to the side of a dwelling, using materials, colours and finishes that complement the dwelling; and

(c) where providing an enclosed garage beneath a building, the garage door should be setback from the front façade; and

(d) the use of timber or slatted garage doors; and

(e) minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.

Figure 6.1 – Desirable parking solutions

- ✓ carport roof style compatible with style and pitch of main building; and
- ✓ note that car accommodation might also occur under the building but should be set back behind the verandah.

Figure 6.2 – Undesirable parking solutions

- ✕ garages and carports dominate the street; and
- ✕ garage streetscape is unfriendly to pedestrians; and
- ✕ garages in front of buildings reduces surveillance.

7. Advertising

Advertising devices must enhance their surroundings and must not detract from the character values of the area. They should reflect the particular features and character of the buildings, streetscapes and precincts, consistent with the provisions of the following design principles and guidelines.

Location of advertising devices

(a) advertising devices shall be in accord with the building's architecture; and

(b) painted or mounted advertising devices on the façade or fence shall respect the building's architecture, rhythm and patterns, and be located within space(s) traditionally used for that purpose; and

(c) no projecting advertising devices shall be placed above ground storey level where the building has an awning or verandah over the footpath; and

(d) advertising devices shall not be hung from second storey verandahs or in front of decorative building work such as cast iron work; and

(e) advertising devices may be painted on up to 25% (maximum) of the external glazed area of each window. Internal displays located in shop front windows such as those provided by Estate Agents are excluded; and

(f) advertising devices on buildings with an symmetrical façade should be proportioned and placed to respect and strengthen the symmetry; and

(g) advertising devices are not permitted on previously unpainted masonry work or special features of buildings with unless supported by evidence from historic photographs; and

(h) advertising devices shall be in accordance with the styles illustrated in Figures 7.1 and 7.2. Freestanding and Projecting devices are not preferred.

Figure 7.1 – Appropriate styles of advertising

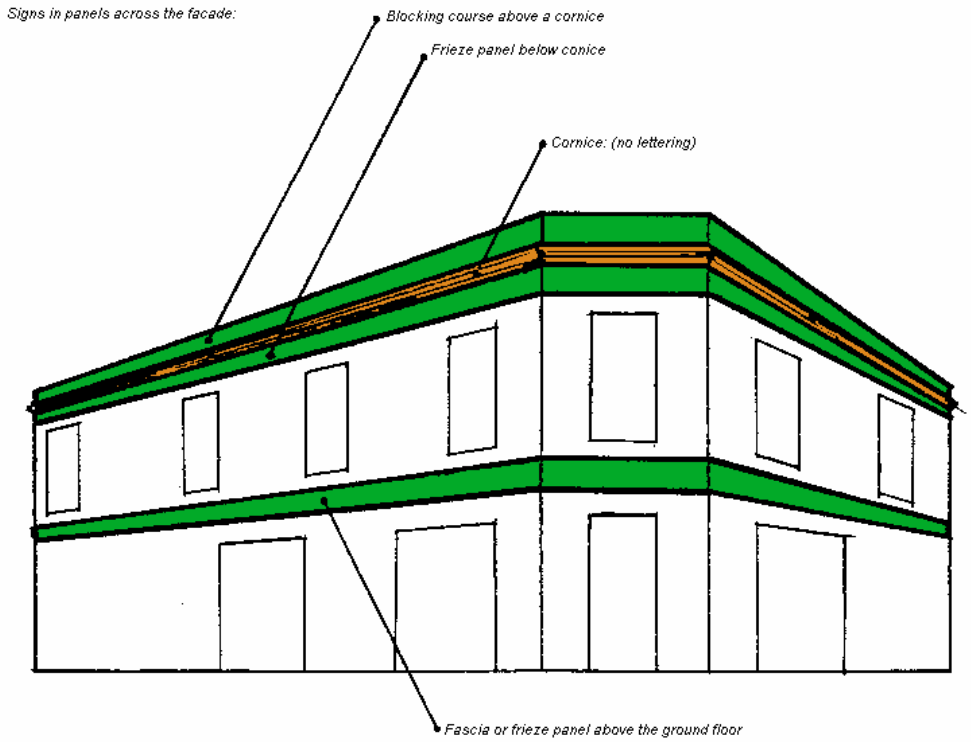


Figure 7.2 – Appropriate styles of advertising

Design, content and lettering of advertising devices

(a) business name plates of engraved metal, cast metal, baked enamel or other suitable material may be fixed onto the building adjacent the front entrance, provided they are in the general style of a traditional name plate; and

(b) advertising devices should include the street number, a name and nature of the business, service or facility conducted on the premises, a slogan, business hours and trademark. General advertising logos or additional advertising lettering are not preferred; and

(c) advertising devices on building facades should approximate the proportions of the façade element or panel within which they are located; and

(d) advertising devices should be placed in proportion within a bordered plaque, which may be defined by the architectural features of the building or painted border bands or contrasting coloured background. Generally, and particularly on buildings with heritage character, margins should be left around the edge of the actual signage panel, not less than 10% of its vertical height, on all edges; and

(e) colours on signs should be restricted in number and an attempt should be made to relate to the building's colour. The number of colours should be limited to a maximum of two, on a pale background; and

(f) no luminous, internally lit semaphore advertising devices, intermittently flashing lights or other reflective or illuminated devices are permitted; and

(g) no fluorescent or excessively bright colours or materials are permitted for advertising devices; and

(h) advertising devices should not be animated by wind or mechanical means; and

(i) lettering and graphic style should reflect the character of the business or the building. This may include, outlining, shadowing, blending, highlighting, the use of embossed letters, raised blocked or sunken letters

Appendix 1: Template Design Statement

Design Statement				
Design response to individual elements	**Yes**	**No**	**N/A**	**Comment**
Building façade				
Height, scale, bulk, mass and proportion				
Shadow effect where raising a Queenslander				
Floor to ceiling height				
Roof form, pitch and materials				
Building materials, patterns, textures, colours, and decorative elements				
Facade articulation, detailing, stairways, and window and door proportions (e.g. where appropriate provide comment on the design of): (a) balconies and balustrades (b) awnings, eaves and overhangs (c) roof profile (d) gables (e) columns and posts				
Windows and window treatments, shutters and screens				
Repetitive design features in a building				
Parking location and design				
Advertising				
Access ways and crossovers				
Fence style and alignment				
Gardens and landscape				
Other local character elements of the streetscape				

Appendix 2: Periods of Heritage Character and Building Characteristics

	Building Materials	Building Volumes	Roofing Styles	Streetscape	Windows	Chimneys	Ornamentation
1850 - 1880	Brick and Stone. Increased use of timber towards 1880.	Semi-detached kitchens and detached kitchens.	Roofs initially state or timber shingles. Roofing with corrugated iron forwards end of period. Wide use of hip roof forms often with central valley gutters.	Low set homes. Curved iron verandah roofs. Verandahs of Georgian style gradually changed to Queensland style.	Small paned windows (six pane sash double hinges and colonial sashes).	Chimneys in most homes.	
1880 - 1890	Mainly timber construction.	Semi-detached kitchens.	Corrugated iron roofs and verandahs. Introduction of ridge ventilators.		Two pane windows (casements and double hungs).		Cast iron lace decoration with balustrades and cresting. Decorative window hoods.
1900 - 1920	Primarily timber construction.		Corrugated galvanised iron roofs and verandahs; gabled projections becoming common, the main roof carrying across the verandah without a break.	Octagonal room projections, protection gables sometimes at 45 degrees to main axis of the house; timber batten screens between stumps.			Federation style decoration; common use of broomstick dowel balustrades.
1920 - 1935	Primarily timber construction.		Curved iron verandah roofs almost disappearing; fewer chimneys by the end of the period due to the advent of electricity.	Common use of double gabled fronts; influence of the Californian bungalow style with sweeping gables and barge boards with weatherboard sheeted false columns to verandahs. Verandahs sometimes partially enclosed to form	Timber casement windows replacing the double hung windows.		Timber slat balustrades with "tulip" cut outs; boxed and jetted gables.

	Building Materials	Building Volumes	Roofing Styles	Streetscape	Windows	Chimneys	Ornamentation
				step outs as part of original design.			
1935 - 1965	Brickwork being reintroduced and becoming more popular than timber; wide use of asbestos cement sheeting for internal linings and cladding to cheaper timber houses.	Tiled roof becoming more popular than galvanised corrugated iron. Narrower roof overhangs.	General abandonment of verandahs; the suburban vernacular in single or two storey brick veneer with tiled roof and aluminium windows becoming the norm by end of the period.				

SC6.3 Planning Scheme Policy 2 – Ecological Assessment Reports

1. Purpose

The purpose of this policy is to:

(a) Establish standards for protecting, managing and enhancing biodiversity values of ecosystems in accordance with the Biodiversity areas overlay code; and

(b) Provide guidelines for the preparation of ecological assessment reports to ensure that development:

  i. applications adequately assess the values of a subject site and address the impacts of development proposals; and

  ii. avoids impacts on ecological values; and

  iii. supports and enhances ecological values.

(c) Provide background information on the Biodiversity areas overlay mapping.

2. Applicability

This Policy applies to any development application that requires assessment against the Environmental significance overlay code.

This Planning scheme policy information should be provided as part of a well-made application from the applicant to assist the assessment of a development application in relation to the Environmental significance overlay code.

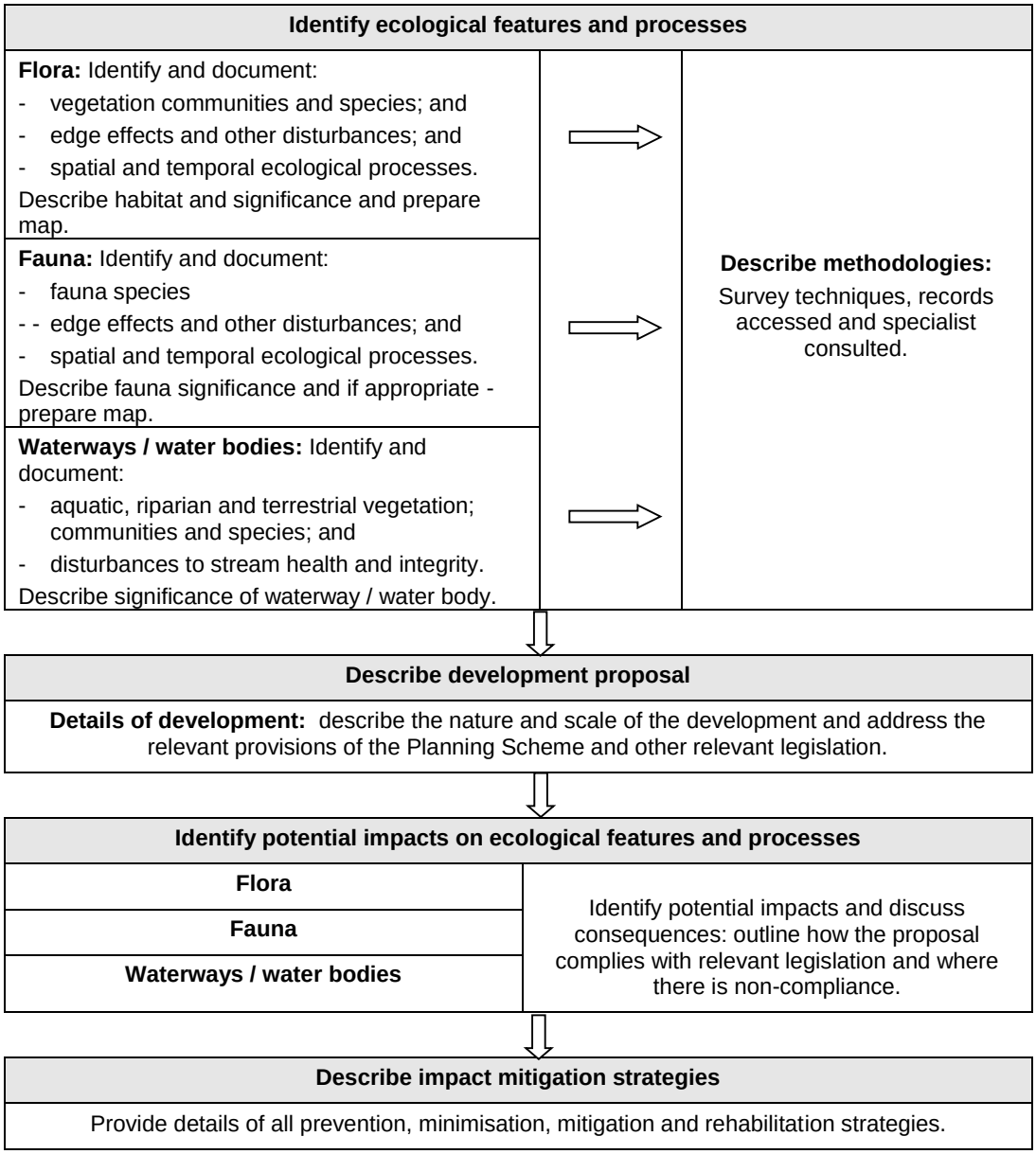
3. Detail required in Ecological assessment report

This section provides information on the detail required in an Ecological assessment report including:

1. Components of an Ecological assessment report; and
2. Qualifications to prepare an Ecological assessment report; and
3. Scope of Ecological assessment report; and
4. Information required to detail the potential impacts of the proposed development; and
5. Impact Mitigation Strategies.

3.1 Components of an Ecological Assessment Report

The following flowchart outlines the major components of an Ecological Assessment Report.



3.2 Qualifications to prepare an Ecological Assessment Report

An Ecological Assessment Report must be prepared by personnel with relevant tertiary qualifications in ecology, conservation biology, natural resource management or other appropriate disciplines. In addition, personnel undertaking this work must be suitably experienced in the survey, assessment and reporting of the ecosystems, flora, fauna and threatening processes.

Persons undertaking fauna surveys must hold an appropriate Scientific Purposes Permit from Queensland Parks and Wildlife Service, and must be registered as a Scientific User under the *Animal Care and Protection Act 2001* and have ethical clearance from an Animal Ethics Committee.

3.3 Scope of Ecological Assessment Report

It is accepted that the level of detail contained within an Ecological Assessment Report will vary, reflecting the nature of the development proposal, site attributes, etc. If in doubt, the level of detail required should be determined with Council's delegated officer.

(a) Irrespective of the level of detail, the report will:

i. outline the proposed development including the proposed location of constructed features such as buildings, roads, earthworks, dams etc; and

ii. provide detailed maps of the development and site; and

iii. describe the ecological features and processes of the premises and the area subject to the development and adjacent lands and waterways/water bodies; and

iv. document potential impacts of development on these ecological values and features; and

v. detail mitigation measures which will be undertaken to avoid or mitigate impacts - **Appendix 1** of this Policy includes possible mitigation measures; and

vi. detail compliance with the relevant provisions of the Planning Scheme and other relevant legislation; and

vii. Identify relevant statutory and non-statutory planning mechanisms that affect (extent and nature) the development site and adjacent lands or trigger development controls. These may include, but are not limited to the Tablelands Regional Council Planning Scheme and State and Commonwealth planning mechanisms:

- State Planning Policies; and
- *Nature Conservation (Wildlife) Regulation (1994, amended 2004);* and
- *Queensland Nature Conservation Act 1992*; and
- *Environment Protection Biodiversity Conservation Act 1999*; and
- *Queensland Vegetation Management Act as amended 2004*; and
- *Far North Queensland Regional Plan.*

(b) The report must provide a full description of the field methodology used and assumptions made, demonstrating:

i. adequate coverage of all major habitat types or vegetation communities within the site as well as all waterways and water bodies within or adjacent to the site; and

ii. use of survey techniques suited to any target flora or fauna life histories; and

iii. repeatability of survey effort; and

iv. adequate accounting for influences such as seasonal variations, timing, duration and climatic conditions.

(c) The report will include any past records of the site and adjoining lands, waterways, water bodies and waters being used by native fauna. Records include research reports and databases of e.g. EPA Wildnet, Queensland Museum, Queensland Herbarium, local knowledge etc.

(d) The report will include photographs, figures and maps, where appropriate, to enable the identification and location of important features on the ground and replication of survey effort.

(e) The report will detail all background investigations undertaken in preparing the Report, including literature reviewed, and recognised specialists, authorities and local naturalists consulted.

3.4 Information required to detail the potential impacts of the proposed development

Provide details of potential spatial, short and long-term temporal impacts and cumulative impacts of the development on waterways, water bodies, species and vegetation communities within or adjacent to the subject site, for construction and operational phases of the development. Include an overview of the potential impacts on adjacent lands.

This information must also outline how the proposal conforms with the relevant provisions of the Planning Scheme and other relevant legislation. These impacts can include, but are not limited to:

(a) Impact on flora (aquatic and terrestrial):

i. clearing for construction and/or fire management; and

ii. earthworks; and

iii. stormwater and sewage management and other infrastructure; and

iv. weed or pest invasion, including encroachment of garden plants; and

v. impacts of domestic animals; and

vi. edge effects; and

vii. changes to natural flow regimes of runoff; and

viii. changes to nutrient, sediment and pollutant loads.

(b) Impact on fauna (aquatic and terrestrial):

i. loss, degradation or fragmentation of habitat; and

ii. loss or degradation of wildlife movement opportunities; and

iii. effects on breeding or feeding fauna; and

iv. weed or pest invasion; and

v. edge effects; and

vi. effects of vehicle movements; and

vii. impacts of pets, stock or other domestic animals.

(c) Impact on waterways/water bodies:

i. loss, degradation or fragmentation of adjacent terrestrial vegetation including riparian vegetation; and

ii. physical impacts on banks, bed or floodplains; and

iii. changes to flow regimes, nutrient, sediment and pollutant loads; and

iv. impacts of pets, stock and other domestic animals.

3.5 Impact Mitigation Strategies

Identify the location, extent and nature of all prevention, minimisation, mitigation and rehabilitation measures. Include design modifications or requirements to be adopted to adequately address the identified impacts.

Specifically discuss those impacts that cannot be mitigated and the likely consequences. Clearly demonstrate how these proposed mitigation strategies meet the relevant performance outcomes and acceptable outcomes under the Planning Scheme and relevant legislation.

Refer to **Appendix 1** for further information.

Where areas are or could potentially be cleared or degraded, revegetation or rehabilitation should be carried out in accordance with the **Planning Scheme Policy Natural area rehabilitation and revegetation**. Note: Submitting a preliminary revegetation plan as part of impact mitigation strategies at the application stage, may avoid the need for a subsequent approval of the revegetation plan.

4. Identification of Ecological Values and Processes

This section outlines the recommended approach to the identification of ecological values and processes including:

1. General methodology; and
2. Terrestrial Vegetation Assessment Scope; and
3. Methodology of Flora Surveys and Vegetation Community Mapping; and
4. Fauna Assessment Scope; and
5. Methodology of Vertebrate Fauna Surveys; and
6. Waterway/Water Body Assessment Scope and Methodology.

4.1 General methodology

The following established principles must be observed when undertaking biodiversity surveys for flora and fauna species and vegetation communities:

(a) Use a survey methodology which accounts for habitat diversity and species requirements.

Account for the life histories and habitat requirements of native wildlife known or likely to inhabit a site in any survey program. A survey program must:-

i. provide adequate coverage of all habitat types within the subject site; and

ii. use survey techniques which are suited to the flora and fauna species and vegetation communities being surveyed and to the site characteristics.

Design the survey to minimise environmental and other factors that may reduce the quality of the survey results.

Identify aspects of the survey program that may affect the quality of the data collected and adequately address these aspects.

Assess and redress the accuracy and validity of survey findings when these aspects are taken into account.

Examples of influencing factors include:

i. seasonal and daily variation in fauna breeding, foraging and migration patterns; and

ii. prevailing weather conditions e.g. temperature, humidity, rainfall, wind, etc. on survey days; and

iii. general weather conditions prior to the survey; and

iv. habitat coverage; and

v. duration of the surveys e.g. number of trap nights; and

vi. timing of surveys e.g. diurnal, nocturnal, early morning, etc.; and

vii. observer skill and experience.

(b) Ensure data collected is in a consistent logical format.

Timely assessment of the Report by Council is dependent, in part, upon the data collection supporting the Report being undertaken in a consistent, transparent and repeatable manner.

(c) Undertake ecological investigations in accordance with best practice research ethics.

Always employ practices that avoid or minimise environmental impacts or disturbances when undertaking any ecological investigations or surveys. Typically, such necessary

practices are undertaken in compliance with Scientific Purposes permits held by those personnel undertaking field surveys in support of the Report.

(d) Include comprehensive interpretation of data.

Always ensure that the data are analysed and the results interpreted in a manner that clearly identifies potential implications of the proposal in terms of its effect on the natural environment.

4.2 Terrestrial Vegetation Assessment Scope

Any site floral assessment must:

(a) Describe accurately the terrestrial vegetation communities (e.g. age, structure, flora species present, condition, etc.) within the site and on adjacent lands.

(b) Identify all nationally, regionally or locally rare, endangered or vulnerable flora species within the site and on adjacent lands (see Nature Conservation (Wildlife) Regulation (1994, amended 2004) and Environment Protection Biodiversity Conservation Act (1999)).

(c) Identify any evidence of edge effects and other disturbances (locations, causes and levels) which have in the past influenced or have the potential to influence native flora and fauna species and the overall viability of the vegetation community.

(d) Include mapping showing (but not limited to) the following elements:

i. vegetation communities and the location of any significant flora species protected by the *Vegetation Management Act* (1999); and

ii. location of National and Conservation Parks, Forest Reserves, or World Heritage properties; and

iii. contours; and

iv. location of natural features such as waterways, wetlands, estuaries, rock outcrops; and

v. areas of cleared or modified vegetation.

4.3 Methodology of Flora Surveys and Vegetation Community Mapping

Use plot or transect-based survey methods when establishing a species inventory and/or searching for significant species. When searching, cover all vegetation communities and, within these, all micro-habitats (e.g. refugia) appropriate for the target species.

4.4 Fauna Assessment

Any site fauna assessment must:

(a) Identify terrestrial fauna species present or likely to be present within a site and adjacent lands throughout any given season or year. This will require a comprehensive survey of all fauna communities across the site and adjacent lands, in addition to searches of available literature and fauna databases. Of particular interest are species identified as nationally, regionally or locally rare, endangered or vulnerable (see Nature Conservation (Wildlife) Regulation (1994, amended 2004) and Environment Protection Biodiversity Conservation Act (1999) and migratory birds protected under bilateral and multilateral agreements (e.g. CAMBA, JAMBA, ROKAMBA).

(b) Identify any evidence of edge effects, exotic pest species and other disturbances (locations, causes and levels) which have the potential to influence native fauna population viability.

(c) Identify specific habitat features available for fauna or indications of fauna presence such as:

i. potential habitat trees and fallen logs e.g. containing hollows; and

ii. trees with scratch marks; and

iii. location and identification of scats, tracks and other traces of fauna; and

iv. fruit and seed falls; and

v. termite mounds; and

vi. ground diggings; and

vii. rock outcrops; and

viii. roost / nest / den trees and nests in banks.

4.5 Methodology of Vertebrate Fauna Surveys

For fauna surveys, a minimum of four days and nights survey time is recommended to minimise any sampling duration influences within any given sampling period. In circumstances where less sampling effort may be warranted, appropriate justification must be provided in the Report. Refer **Appendix 1** for further information.

4.6 Waterway / Water Body Assessment Scope and Methodology

The level of assessment of any waterways, wetlands, or waters within or adjacent to the site will be subject to the current health, values and sensitivity of that waterway / water body and its location. It is advisable to check with the Council before finalising survey details.

A full assessment of the health and state of a waterway or water body within or adjacent to the site must:

(a) Identify the state and values of the waterway, wetland or waters within a local or regional context, including, but not limited to, the following:

i. location within catchment e.g. in headwaters or mid-reaches; and

ii. presence and condition of riparian vegetation and overhanging vegetation, presence of in stream detritus, stability of banks and beds; and

iii. stream health upstream, within and downstream of development site, including as a minimum those parameters outlined in the PRSC *Stream Health Manual* (Nolte and Loose, 2004); and

iv. variations in flow/water levels with season or due to other factors; and

v. diversity of aquatic vegetation and algae within the waterway/water body; and

vi. conservation status, including, but not limited to, VMA status of surrounding vegetation, location in relation to National and Conservation Parks, Forest Reserves, or World Heritage properties.

(b) Identify terrestrial and aquatic fauna and flora species present or likely to be present within or adjacent to the waterway/water body throughout any given season or year. This will require:

i. a comprehensive survey of all aquatic flora and fauna communities, terrestrial vegetation communities, and other ecological features within and adjacent to the waterway/water body (of particular interest are species identified as nationally, regionally or locally rare, endangered or vulnerable (see *Nature Conservation (Wildlife) Regulation* (1994, amended 2004) and *Environment Protection Biodiversity Conservation Act* (1999)) and migratory birds protected under CAMBA/JAMBA/ROKAMBA); and

ii. searches of available literature and fauna databases; and

iii. a survey of macro-invertebrate populations of the waterway/water body.

(c) Assess the potential impacts of the proposal on quantitative water flows out of or into the river, stream or wetland, including effects on base flows, flood flows and natural

variations in flow, and subsequent potential damage to in-stream and riparian habitat, flora and fauna or to properties downstream.

(d) Stream / wetland / waterway ecosystem health

Appropriate methods for monitoring the water quality and overall health of streams and rivers are outlined in the PRSC *Stream Health Manual* (Nolte and Loose, 2004) and the ANZECC (2000) guidelines also provide guidance regarding water quality monitoring. Depending on the size of the proposed development, the survey should include at least three sites, including one upstream, one within and one downstream of the site.

Note that specific techniques are required for assessing the health of wetlands and waterway environments and a specialist should be consulted.

Appendix 1. Measures for minimising impacts

This section provides guidelines on measures that may be included as part of the development application and Ecological assessment report to minimise impacts of development. These measures are provided for assistance only, and including one or more of these measures alone, may not necessarily satisfy the requirements of the Biodiversity areas overlay code, having regard to the nature of the use, the overall development and design and site attributes.

1.0 Measures for minimising impacts on Biodiversity areas and protecting habitat

(a) retaining native vegetation to the greatest extent possible; and

(b) ensuring retained biodiversity areas are large enough to maintain ecological values, functions and processes; and

(c) retained biodiversity areas are included in a registered covenant under the *Land Titles Act, 1994*; and

(d) fire breaks and similar separation areas are provided between the existing and proposed biodiversity areas and the proposed use; and

(e) sequencing vegetation clearing in the presence of a qualified fauna spotter to provide opportunities for fauna to vacate affected land; and

(f) rehabilitating with local provenance plants in undeveloped areas of the site where practicable before, during or immediately following completion of the development to achieve a net gain of revegetation of impacted values; and

(g) allowing native vegetation to regenerate in undeveloped or disturbed areas of the site; and

(h) landscaping outside the biodiversity areas and habitat areas with local provenance plants; and

(i) locating and designing public access to avoid disturbance of ecological values in biodiversity areas through measures such as exclusion devices, legal covenants, signage and designated access points; and

(j) ensuring alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect areas biodiversity areas (as far as possible natural topography must be maintained); and

(k) retaining and enhancing ecological corridor values; and

(l) co-locating required infrastructure, building envelopes and service and access corridors and locating in existing cleared areas where possible to minimise impacts on biodiversity areas.

2.0 Measures for minimising impacts on wildlife movement within and adjacent to the site

Incorporate appropriate measures that avoid or minimise the disruption of wildlife and their habitat and allow for their safe movement through the site, including:

(a) vegetated buffers[4]; and

(b) fauna friendly fencing[5]; and

(c) wildlife underpasses/overpasses; and

(d) road signs alerting motorists to fauna movement and associated speed restrictions; and

[4] For guidance on revegetation for wildlife refer to Environment Australia's technical publication, *Revegetation and Wildlife: A guide to enhancing revegetated habitats for wildlife conservation in rural environments*.

[5] Fencing guidelines are presented on page 18 of the 'Significant Impact Guidelines for Endangered Southern Cassowary (Casuarius casuarius johnsonii) Wet Tropics population.

(e) exclusion or guide fencing; and

i. noise control and design that places any noise generating activities away from biodiversity areas; and

ii. low level lighting throughout the site, including measures to minimise illumination above 3m; and

iii. use of nest boxes in retained or nearby vegetation; and

iv. implementing effective measures to anticipate and prevent disturbance or predation of native fauna from domestic and pest species, such as night curfews and exclusion zones which prevent physical entry to identified areas (where practicable), fencing of residential land is designed to prevent domestic pets from entering biodiversity areas (including covenant areas); and

v. implementing effective measures to anticipate and prevent the entry or spread of pest plants and animals in biodiversity areas; and

vi. minimising potential changes in fire regimes and the need for fire breaks on areas outside building envelopes and/or within biodiversity areas adjacent to the development site; and

vii. clustering development lots and building envelopes to maximise the ecological connectivity of native vegetation within the subject site and with vegetation on adjoining properties and minimise edge effects on retained biodiversity areas by retaining vegetation in largest possible patches with the smallest possible perimeter to area ratios.

3.0 Measures for minimising off-site / adjoining impacts on Biodiversity Areas

Where development occurs adjacent to Biodiversity areas, impacts should be avoided or minimised using measures such as:

(a) setting back buildings and structures as far away from biodiversity areas as possible. Particular attention should be given to the future operation of the structure/facility to ensure any potential impacts of nuisance (such as noise, light, vibration, etc) are minimised; and

(b) allowing for buffers between the biodiversity areas and the proposed development; and

(c) fire breaks and similar separation areas are included within the site to protect adjoining biodiversity areas; and

(d) retaining native vegetation to the greatest extent possible adjacent to the biodiversity areas; and

(e) allowing for the regeneration of native vegetation to the area or rehabilitating with locally endemic native plants in non-vegetated areas of the site adjacent to the biodiversity areas immediately following practical completion of the development; and

(f) landscaping with locally native plants; and

(g) locating and designing public access to avoid disturbance of ecological values in the areas adjacent to biodiversity areas; and

(h) ensuring alterations to natural landforms, hydrology and drainage patterns on the development site do not significantly affect ecological values in the adjacent biodiversity area, including safeguarding natural fluctuations in size and location of any wetlands as a result of natural hazards including drought and flood; and

(i) incorporating measures that avoid the disruption of threatened wildlife and their habitat and allows for their safe movement through the site to the adjacent biodiversity area. Appropriate measures may include vegetated buffers, fauna friendly fencing, wildlife underpasses or overpasses, road signs alerting motorists to fauna movement, noise control and sensitive lighting and use of nest boxes in retained or nearby vegetation; and

(j) implementing effective measures to prevent disturbance or predation of native fauna from domestic and pest animal species; and

(k) implementing effective measures to prevent the entry or spread of pest plants; and

(l) minimising potential changes in fire regimes and the need for fire breaks on areas outside building envelopes; and

(m) minimising the need for local government mosquito/biting midge control measures; and

(n) ensuring structures as a result of the development minimise shading of biodiversity areas, and

(o) rehabilitating undeveloped areas of the site where practicable before, during and immediately following completion of the development.

4.0 Measures for improving fauna movement and increasing the viability of fauna habitat

Within biodiversity areas the protection of biodiversity values, improvement of ecological connectivity, the enhancement of habitat extent and condition and the rehabilitation of degraded areas must occur. The following measures can assist in doing this:

(a) fauna friendly fencing; and

(b) wildlife under/overpasses[6]; and

(c) road signs alerting motorists of fauna movement; and

(d) retention of habitat trees; and

(e) use of nest boxes and other supporting measures; and

(f) appropriate buffers and setbacks; and

(g) appropriate levels of access, lighting, and noise; and

(h) local law policies and practises such as pet restriction covenants, pet registration and pest control programs that aim to avoid, prevent or control predation of native fauna by domestic and pest species; and

(i) ensuring protection of wildlife refugia; and

(j) maintenance of vegetation in patches of greatest possible size and with the smallest possible edge-to-area ratio; and

(k) maximising the ecological connectivity of vegetation located on the subject site; and

(l) maximising ecological connectivity between vegetation on the subject site and vegetation located on adjacent properties; and

(m) allowing the dispersal/movement through habitat of native wildlife in the area; and

(n) protecting riparian vegetation and watercourses/creeks; and

(o) providing for the requirements for native flora and fauna known to occur in the locality; and

(p) providing minimum ecological corridor widths of 100 metres, and for some species widths greater than 100 metres.

[6] For guidance on wildlife protection measures associated with road design and construction refer to the Department of Transport and Main Roads' technical publication, *Fauna sensitive road design: Volumes 1 and 2*.

SC6.4 Planning Scheme Policy 3 – Extractive Industry

1. Purpose

The purpose of this Planning Scheme Policy is to set out the information that is required by Council to assist in the assessment of a Material Change of Use for Extractive Industry within the Mareeba Shire Council local government area.

2. Applicability

This Policy applies to any Material Change of Use for Extractive Industry.

3. Information to be provided with a development application

The following information should be provided as part of a well-made application to assist the assessment of a development application in relation to the Industrial activities code:

3.1 Site assessment

A site assessment providing details of the site and surrounding uses:

(a) Topography.

(b) Geology - Soils and land suitability.

(c) Vegetation.

(d) Waterways.

(e) Surrounding land uses.

(f) Any contamination on the site.

(g) Aboriginal cultural heritage values relevant to the site.

(h) Local cultural heritage values relevant to the site.

3.2 Operations statement

An operations assessment providing details of the nature of the activity:

(a) Extraction details including: Target material, extraction rate, staging, depth of extraction.

(b) Processing and stockpiling: location, size and height of stockpiles.

(c) Operating hours, number of staff.

(d) Volume and types of waste generated and methods of disposal.

(e) Vehicle movements, size number and type of vehicles.

(f) Safety measures internal and external to the site (e.g. to ensure materials are not projected outside the site).

(g) The proposed use after the extraction is finalised.

3.3 Geotechnical report and land suitability assessment

A Geotechnical report and land suitability assessment providing details of the resource to be extracted:

(a) An assessment of the geological and geo-technical characteristics of the resource.

(b) Information regarding the need for the extractive industry, including markets and proposed rates of extraction.

(c) Details of the proposed method of removal of material.

(d) Details of the proposed method of and measures to maintain slope and site stability.

(e) Details of the site topography, vegetation, waterways, surrounding land uses.

3.4 Traffic impact assessment report

A traffic impact assessment report providing details of traffic movements:

Traffic movements - on-site

(a) Anticipated traffic internal movements including from extraction area/s to processing and stockpiling facilities.

(b) Demonstration that all vehicles can enter and exit the site in a forward gear.

(c) Demonstration that all vehicle movements associated with the extractive industry can be contained within the site.

Traffic movements - off-site

(a) Estimated average and maximum hourly, daily and weekly vehicle movements (i.e. laden and unladen), based upon the truck type and size proposed for the operation.

(b) Proposed haul routes (for both laden and unladen vehicles) and possible alternative routes or other alternative transport modes such a rail transport;

(c) The physical condition of existing roads and bridges on the proposed haul routes to / from the site.

(d) The traffic generation impact of both laden and unladen vehicle movements along the proposed haul routes to / from the site.

(e) The proposed access demonstrating that it is the most efficient and economical route.

(f) The impacts on amenity of existing sensitive land uses along the chosen route.

Road Safety and Road Upgrade

(g) Potential road safety impacts upon other road users arising from the additional vehicle movements occurring along the proposed haul routes to / from the site, taking into account the location of any schools, bus stops etc.

(h) Assessment of sight distances for vehicles entering / exiting the site and at other key intersections along the proposed haul routes to / from the site.

(i) Recommended restrictions on the type or number of vehicles operating from the extractive industry operation or the hours of vehicle movement to / from the site.

(j) Recommended additional road upgrading or traffic management works to improve sight distances at key intersections and along the road and general road improvement works such as road widening and the provision of safer overtaking lanes etc.

(k) Any proposed staging of upgrading works.

(l) Preparation of a draft infrastructure agreement covering the upgrading works.

3.5 Visual impact assessment

A visual impact assessment providing details of the visual impact of the proposal:

(a) Parts of the site that can be viewed from surrounding land.

(b) Existing vegetation and vegetation to be retained.

(c) Proposals for screening various components of the site.

3.6 Ecological assessment

An Ecological assessment report (refer Planning Scheme Policy) providing an evaluation of the flora and fauna of the site:

(a) A description of the vegetation and habitat values of the site.

(b) An assessment of the ecological conditions of the site and surrounding areas including aquatic habitat, terrestrial habitat, connectivity, ecosystem function, threatening processes.

(c) Implementation of management methods to ensure that any significant flora or fauna values are retained.

(d) Vegetation to be removed and retained, and details methods to protect and maintain the flora and fauna values of areas outside extraction and stockpiles

3.7 Water quality assessment

Details of water quality and impacts on water quality:

(a) Outline proposed water management practices.

(b) Identify any potential impacts on downstream properties.

(c) Evaluate existing water quality and potential water quality.

(d) Evaluate existing ground water and potential ground water quality.

(e) Outline methods proposed to ensure that the extractive industry will not significantly impact on surface and ground water quality.

(f) Demonstrate that there is sufficient water supply available to the site for the proposed use.

(g) Testing / monitoring of water quality, surface water and waterways.

3.8 Assessment of noise and vibration

Details of noise and vibration impacts and mitigation:

(a) Identify all noise and vibration sources and noise and vibration levels including background noise levels.

(b) Identify sensitive land uses.

(c) Evaluate noise and vibration impacts.

(d) Outline proposed attenuation devices.

3.9 Air quality assessment

Details of air quality impacts and mitigation:

(a) Identify measures to contain air pollution, including an evaluation of alternative measures to contain air pollution.

(b) Outline details of the equipment to be used in the operation of the extractive process.

(c) Identify land uses that may be affected by air pollution.

3.10 Rehabilitation management plan

A Rehabilitation management plan demonstrating:

(a) Site management and rehabilitation during the operational phase and at the end of the life of the resource.

(b) The progressive revegetation of the site including proposed flora species (this should include species that are endemic to the area) or the rehabilitation of the site to allow for re-use for agricultural or other proposes.

(c) That water quality of downstream properties will not be impacted upon in the future.

(d) That the site will be stable and not susceptible to erosion.

(e) The final levels of the rehabilitated site.

(f) That the site will be clear of contaminant/s.

3.11 Maps and Aerial Photographs

Up to date aerial photograph of the study area in full colour and at a scale that enables interpretation. This should include an overlay of the development footprint. Applications may also include maps showing the location and extent of:

(a) vegetation associations and vegetation to be retained or removed.

(b) any wetlands or water bodies.

(c) access onto the site and internal manoeuvrability.

(d) type, scale and location of fencing.

(e) other matters as appropriate.

SC6.5 Planning Scheme Policy 4 – FNQROC Regional Development Manual

1. Purpose

The purpose of this policy is to adopt the FNQROC Regional Development Manual, as amended, as a Planning Scheme Policy.

2. Applicability

This policy applies to all development requiring assessment against the Mareeba Shire Council Planning Scheme to demonstrate compliance with an acceptable outcome. The FNQROC Regional Development Manual represents Council's Standards of Service and Construction Standards for Infrastructure.

3. Provisions

The FNQROC Regional Development Manual, as amended, is adopted as a Planning Scheme Policy (Planning Scheme Policy 4) to the Mareeba Shire Council Planning Scheme.

SC6.6 Planning Scheme Policy 5 – Geotechnical Reports

1. Purpose

The purpose of this Planning Scheme Policy is to provide guidance on the:

(a) Preparation and assessment of geotechnical reports; and

(b) Geotechnical certifications required for certain types and stages of development.

2. Applicability

This Policy applies to any application requiring clearing of vegetation, building work or filling or excavation of land that occurs within the 'Hill and slope area' of the Hill and slope overlay.

2.1 Background

Where the planning scheme requires a geotechnical report to be prepared, the stability of land which is steep, erosion prone, or prone to slip can be adversely affected by:

(a) Earthworks (excavation and filling); and

(b) Vegetation clearing; and

(c) The erection of buildings and other structures (like swimming pools, tennis courts, retaining walls, roads and driveways); and

(d) On-site disposal of wastewater; and

(e) Other significant changes to natural drainage patterns.

Inappropriate development on potentially unstable land can have significant risks for property and human safety on the site itself, and in areas both above and down slope of the site. To ensure that such risks are avoided or minimised, Council's Planning Scheme provides for geotechnical reports to be prepared where development may affect or be affected by land instability.

2.2 Expertise Required to Prepare a Geotechnical Report

The preparation of geotechnical investigation and report requires specialised skills.

An appropriately qualified professional that must prepare a geotechnical report ("Geotechnical Engineer") is a person holding a degree in civil engineering or engineering geology with current membership of a recognised professional institution and whose primary business (with a minimum of 5 years' experience) includes the field of geotechnical engineering or engineering geology. It is highly desirable that the person has local experience with landslip areas, or demonstrable general experience with landslips and their mitigation and rehabilitation. The Geotechnical Engineer must hold and maintain professional indemnity insurance for any one occurrence of at least $20 million.

3. Requirements of a Geotechnical Report

3.1. General

A geotechnical report must document the following:

(a) A description of the subject land and proposed development.

(b) Description of existing conditions of the development site, including assessment of land stability and geotechnical constraints to development (as outlined below).

(c) The suitability of the site for the proposed development, having regard to the prevailing geological and topographic conditions. This includes an assessment of likely effects or impacts of the development upon slope stability and landslip potential.

(d) Measures recommended to mitigate impacts, including siting, engineering and other measures required to ensure a satisfactory form of development. Such measures must not require high whole of life cycle costs, particularly deep soil drainage within residential lots or public land.

(e) Conclusions and recommendations (as outlined below).

The extent and detail of an investigation will depend upon the particular site characteristics and the nature of the development being proposed. Council will require each report to demonstrate a scope and depth of investigation appropriate to the specific proposal. The extent of the work carried out is to be determined by the Geotechnical Engineer, provided that the conclusion of the investigation is that the site, house, retaining wall or other features under assessment have a Factor of Safety of at least 1.5.

Contour plans are to have 1.0m contours developed from on-site survey, or low level aerial photographs using “objective” photogrammetric techniques or Light Detection and Ranging (LiDAR) optical remote sensing technology.

Geotechnical reports are to reference the Australian Geomechanics Society (AGS) ‘Landslide Risk Management Concepts and Guidelines’ dated March 2007. This document includes ‘Some Guidelines for Hillside Construction’ which should be included in the geotechnical report.

The preferred format of a geotechnical report is outlined in **Section 5** below.

3.2. Previous Geotechnical Reports

Where a geotechnical report has already been provided as support documentation to Council for previous applications over the subject land (i.e. reconfiguring a lot or material change of use), these documents must be clearly referenced in the report prepared as support documentation for the subsequent application (i.e. operational work or building work). Such support documentation is to be available to the Council and be current and specifically relevant to the proposed development.

The guidance in this Policy outlines all matters to be addressed in a geotechnical report, on the basis that such support documentation (earlier geotechnical reports) is not available. In the event that geotechnical reports and certifications for the previous applications are available items already covered in these earlier reports / certifications may be referenced and covered in less detail.

3.3. Investigation of Existing Conditions

The geotechnical report must include an investigation of existing site conditions. This is to include an assessment of the existing stability of the subject land and details of geotechnical constraints on building and/or other development works on the site. The investigation of existing conditions is to include descriptions of:

(a) Existing geology (surface and subsurface materials, soil/rock stratigraphy) and geomorphology (slopes, ground contours, natural features, terrain analysis, landslip features) both locally and regionally in the area of interest. This may include review of information available from published materials, aerial photography, geological maps and reports (i.e. the Geological Survey of Queensland Record Series).

Field investigations and tests using excavators, drill rigs and/or seismic techniques will be required, particularly to assess the following factors:

1. Depth of soil overburden within proposed works areas (including roads, infrastructure, building sites, potential swimming pools, tennis courts, garage, access driveways and the like).
2. Classification of surface and subsurface materials to determine:
    I. Erosion potential;
    II. Foundation conditions that could affect structural performance;
    III. Suitability for wastewater disposal; and
    IV. Any other relevant characteristics.

(b) Evidence of previous instability (i.e. irregular contours, hummocky topography, scarp faces in area of tension crack(s), curved and/or non-vertical tree trunks, broken kerb and gutters, cracked or uneven roadway surfaces, distressed houses or other buildings). Classification of any existing slips (type, severity and likely mode of failure) should be determined.

(c) Extent and type of any existing occurrences of erosion.

(d) Assessment of surface drainage patterns and characteristics (rapid surface runoff, presence of pools / ponds).

(e) Assessment of sub-surface drainage characteristics (i.e. presence of water table, springs, swampy areas, wet grass types, presence /depth to / special conditions (artesian) of groundwater, and possible presence of confined aquifer beneath site). Field investigations and tests using excavators, drill rigs and/or seismic techniques will be required to assess groundwater conditions and their likelihood of developing artesian conditions during periods of adverse weather.

(f) Existing vegetation cover.

(g) Any existing site improvements (i.e. buildings, other structures, earthworks).

The results of all field and laboratory tests must be included in the geotechnical report, including the location and level (including datum) of field investigations such as boreholes, trench pits and core penetrometer soundings.

3.4. Conclusions

The geotechnical report must include conclusions about the overall suitability of the land for the proposed development. These are to include clear statements of:

(a) Whether all existing / proposed lots are presently stable;

(b) Whether all lots, and associated completed buildings (i.e. detached house) and infrastructure, will remain stable in the long term – that is, has a factor of safety against failure of at least 1.5; and

(c) Whether any conditions need to be placed on the development of lot/s to maintain long term stability.

3.5. Recommendations

The geotechnical report must include recommendations that clearly outline the following:

(a) Whether the site has any history of landslips

(b) Whether the proposed development (including all lots and buildings where applicable) will alter the present state of stability of the subject land

(c) Whether any portion of the subject land should be excluded from the development and included in natural, undisturbed or rehabilitated areas

(d) Whether the proposed development (including all lots and buildings where applicable) will adversely affect the current state of stability of adjoining land

(e) Whether the proposed development (including all lots and buildings where applicable) should allow cuts and fills and if so, to what depth

(f) Whether retaining structures are required and if so, provide necessary foundation design parameters, including drainage requirements

(g) Whether any special design features are required to stabilise or maintain the stability of the subject land, or portions of the subject land (including each lot where applicable)

(h) Whether any special surface and/or subsurface drainage measures need to be taken to improve or maintain the stability of the subject land, or portions of the subject land (including each lot where applicable)

(i) Whether on site disposal of liquids should be allowed

(j) Whether any follow-up inspections are required by the Geotechnical Engineer during construction

The recommendations must also provide guidance on appropriate measures required to make the site suitable for the proposed development, including:

(a) Preferred locations for buildings, other structures, driveways, etc

(b) Foundation requirements such as bearing pressures, piling parameters, special techniques for expansive clays, etc

(c) Pavement types and design

(d) Construction methods to avoid problem areas associated with loose materials and groundwater seepage

(e) Preferred excavation / retention / stabilization techniques and suitability of excavated materials for use in on-site earthworks

(f) Surface and subsurface drainage requirements. Deep soil drainage within residential lots or public land is not acceptable to Council

(g) Preferred methods of wastewater disposal

(h) Vegetation protection and revegetation requirements

4. Required Certifications by Geotechnical Engineer

4.1. General

Formal certifications by a Geotechnical Engineer will be relied upon by Council to make judgements on the suitability of developing land for residential purposes and on approving stages of developments.

Certifications must be prepared by a Geotechnical Engineer and be addressed to Tablelands Regional Council. Where a member of an engineering company, certification should be by the engineering company or an appropriate officer or employee of the engineering company on behalf of the company.

Additional certifications may be required by Council in special circumstances.

4.2. Reconfiguring a Lot

Prior to Council's Endorsement of Survey Plan, provide

(a) Engineering certification that:

1. A stable building area exists on each lot;
2. Stable driveway crossovers / driveways and services can be constructed to service each lot in accordance with Planning Scheme Policy 6 - FNQROC Regional Development Manual (as amended);
3. Each roadway cutting or fill can be retained or treated to maintain its long-term stability;
4. All necessary services (water mains, stormwater drains and sewer lines and the like) can be installed within the natural slopes or fills without detrimentally affecting the long-term stability of the natural or altered slopes;
5. The proposed roadworks, services and house development earthworks will not interfere with the natural seepage of water from the slopes;
6. The proposed works, including provision of services, will not adversely affect the stability of the stable building areas; and
7. The stable building area on each block will remain stable over the long term. Analyses must show a minimum factor of safety against landslip of 1.5.

(b) Engineering certification that the works have been designed according to the Geotechnical Engineer's recommendations and have a minimum factor of safety against landslip of 1.5.

4.3. Material Change of Use

Prior to commencement of Use - provide engineering certification that the design works associated with the use have been undertaken according to the Geotechnical Engineer's recommendations and have a minimum factor of safety against landslip of 1.5.

4.4. Operational Work

With the application for Operational works, provide Engineering certification that:

(a) The operational work plans address all likely geotechnical risks associated with construction works proposed for the site, and that the works undertaken in accordance with the plans will not pose any significant risk to the stability of the site or adjacent properties. Analyses must show a minimum factor of safety against landslip of 1.5.

(b) The stability of the road and driveway cuts, as designed, have been analysed using conservative soil parameters and that the net impact of the cuts is such that it will not adversely affect the stability of the road or the surrounding areas. Analyses must show a minimum factor of safety against landslip of 1.5.

(c) All cuts have been designed and analysed using conservative soil parameters and that the net impact of the cuts is such that it will not adversely affect the stability of the site or the surrounding areas. Analyses must show a minimum factor of safety against landslip of 1.5.

(d) Any retaining walls are designed to carry any load that could reasonably be applied. Particular consideration must be given to possible home-sites and driveways. A plan showing the carrying capacity of all the proposed retaining walls is required to assist future construction within the development. Analyses must show a minimum factor of safety against landslip of 1.5.

Upon Completion of Works, provide Engineering certification that:

(a) The works have been constructed according to the Geotechnical Engineer's recommendations and have a minimum factor of safety against landslip of 1.5.

5. Preferred Format of Geotechnical Report

The report must be presented in a format suitable to the individual proposal and illustrated by photographs and sketches as appropriate. A suggested typical report format is as follows:

1. Introduction
- 1.1 Details of Development
- 1.2 Site Location and Description (including survey co-ordinates/co-ordinate system)
- 1.3 Method and Scope of Investigations
- 1.4 Qualifications of Responsible Individual(s) and / or Company

2. Description of existing conditions
- 2.1 Geology (local and regional)
- 2.2 Topography
- 2.3 Groundwater
- 2.4 Surface Drainage
- 2.5 Vegetation
- 2.6 Buildings, Other Structures, etc

3. Assessment of land stability
- 3.1 Existing Conditions
- 3.2 Geotechnical Constraints to Development

4. Description of proposed development
- 4.1 Site Layout
- 4.2 Proposed Development Components
- 4.3 Potential Geotechnical Effects

5. Assessment of development impacts
- 5.1 Site Layout
- 5.2 Roadworks, Driveways and Other Pavements
- 5.3 Earthworks (excavation, materials usage)
- 5.4 Foundations
- 5.5 Surface Drainage
- 5.6 Wastewater (treatment and disposal)
- 5.7 Overall Effect of Development on Stability

6. Measures recommended to mitigate impacts

7. Summary and Conclusions

8. Site Plan

APPENDIX – Field and Laboratory Test Results

SC6.7 Planning Scheme Policy 6 – Landscaping and Preferred Plant Species

1. Purpose

The purpose of this Policy is to provide:

(a) information on the minimum standard required in a landscape plan; and

(b) a Plant Species Schedule for developments with landscaping requirements; and

(c) provide guidelines for onsite natural area revegetation and rehabilitation.

The objectives of this Policy are to:

(a) ensure high quality landscaping in the Council area; and

(b) promote the use of plant species that are appropriate for the local climate, environment and maintenance requirements.

2. Applicability

This Policy applies to assessable development where a code in the planning scheme requires that landscaping or vegetated buffers be provided.

3. Landscape Plans

Information to be provided in a landscape plan

Landscape plans drawn to scale, are to be submitted to Council as part of a development application. The landscape plan is to include:

(a) the location, of existing vegetation to be retained - where practical also include size and species names; and

(b) identify vegetation to be removed - where practical also include size and species names; and

(c) at least 75% of new plants used in the landscaping plan are to be from the species list in **Schedule A** of this Policy.

(d) the indicative location, number, size and species of plants, including a mix of:

i. screen of small to medium shrubs; and

ii. shading adjacent to western walls, parking or outdoor recreation areas; and

iii. turf between the footpath and kerb and channel on road frontages; and

iv. incorporates shade tree species in private or communal open space areas with dimensions greater than $20m^2$; and

v. incorporates planted landscaping (e.g. turf, ground covers and planting areas) over a minimum of half the landscape area; and

vi. where landscaping for non-residential development adjoining residential development, landscaping along boundaries shall include screen planting in accordance with **Schedule A** of this Policy.

(e) existing and proposed surface levels (approx.) i.e. where:

i. garden beds are provided, indicate height above ground; and

ii. mounding is to be provided indicate height of mound; and

iii. the site is undulating or steep, ground levels should be provided on the plan; and

(f) location of paved areas and scale and height of proposed fencing; and

(g) Where premises is connected to a reticulated water supply, the location of a drip-style irrigation system with timer or similar below the surface of the mulch (which increases the chance of plant survival and reduces the chances of pipe damage and reduces excess water loss as a result of runoff and evaporation).

All landscaping is to be located inside the boundaries of the property and landscaping is to be maintained while the use of the premises continues.

Noxious weeds, declared pest plants and species identified in **Schedule B** of this Policy will not be accepted as part of any landscape plan.

Landscape plans in bushfire hazard areas

Where a site is in a Bushfire hazard area of the Bushfire hazard overlay the landscape plan must be prepared by a suitably qualified professional and the plan shall contain species that mitigate the bushfire hazard, having regard to fire ecology, slope of site, and height and mix of species.

Planting near infrastructure

All planting shall be clear of overhead and underground services, including the service lines:

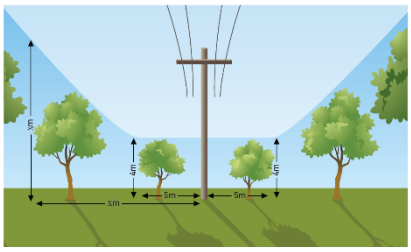
(a) vegetation under or near electricity lines, should have a maximum height at maturity of less than 3.5 metres.

(b) plants must be at least 3 metres from electricity poles.

(c) shrubs or small trees may be planted 1 metre inside the kerb where the Council road reserve is a minimum of 4 metres wide - and where approved as part of a landscape plan.

(d) planting should allow for at least a 2 metre gap between the service wires to the property and the height of mature trees or root systems of underground services.

Species that grow to a height of greater than 4m should be planted away from power poles and overhead power lines. As a guide for species over 4m at maturity, planting should be at least the same distance as the mature height of the tree. e.g. if a tree will grow to 5m, it should be planted at least 5m from the power pole or overhead electricity lines.



Signature street trees

Where a street or a locality has a specific character derived from existing vegetation similar species are planted on site.

Requirements for vegetated buffers

Maximum plant spacing for revegetation:

(a) 1.75m between trees; and

(b) 1.5m between trees at the edges;

A Vegetation Plan must be drawn up for all vegetated buffer areas. The Plan must outline site preparation, planting, irrigation (if required) and maintenance. It must also include an outline of the proposed planting design, the species to be used and a timeframe for the different activities outlined in the revegetation plan. An example of a Vegetation Plan is provided in **Schedule C**.

Retention and protection of vegetation

Trees and other vegetation that have been identified (by the applicant or Council) to be retained shall be protected during the construction stage through the following measures:

(a) earthworks, structures and paving beneath the canopy of retained trees occupies no more than one third of the area beneath the canopy width in any direction from the trunk; and

(b) permeable pavement surfaces or natural ground covers are used beneath the remainder of the area beneath the tree's canopy; and

(c) all excavation in an area of significant vegetation is by non-mechanical means; and

(d) a durable temporary fence is erected around the perimeter of the drip line* of trees to be retained and other significant vegetation to be retained.

Note: The drip line is the area directly located under the outer circumference of the tree branches. This is where the tiny rootlets are located that take up water for the tree.

4. Landscape stock, planting and maintenance

Planting Stock

Landscaping is to include the following

(a) At least 25% of planting is provided as larger, advanced stock with a minimum height of 70cm at planting; and

(b) Planting pits for trees in car parks are to provide a minimum of $4m^3$ for root zone development, at no greater depth than 1m and root zone depth for plants is at least the root ball of the plant at planting.

Site Preparation and Maintenance

(a) Soils used comply with AS 4419 Soils for Landscaping and Garden Use (as amended).

(b) Mulches comply with AS 4454 Composts, Soil Conditioners and Mulches (as amended). Mulch shall be reapplied annually.

(c) Landscaped areas are to be irrigated, as a minimum for 3 months or until the landscaping on the site is well established. Permanent irrigation is preferred as part of the landscaping, and may be requested by council for certain developments, such as commercial activities, residential health care facilities, hospitals, multiple dwellings.

All **landscaping shall be maintained**, to the reasonable satisfaction of Council, for the life of the use, including the:

(a) replacement of diseased or dying plants; and

(b) removal of weeds and pest plants; and

(c) trimming of plants and shrubs; and

(d) reapplication of mulch over exposed soil.

5. Tips for a successful garden

Preparation

Prepare the soil by breaking up the soil. Plants require loose soil to allow water to reach the roots, and to allow the roots to easily grow. If necessary boost the soil with manure or soil booster - ask your nursery for advice on the best way to prepare the soil for the plants you are putting into your garden.

Dig holes slightly little larger than the pot the plant is in.

Gently water every plant with at least 5 litres of water as soon as you have planted it, even if it's raining. This is the most important factor in the survival of new plantings.

Remove all the grass and weeds in your garden beds and around your plants as grass and weeds will restrict the growth of plants. Cover the soil around your plants with organic mulch.

Avoid staking if possible since this only encourages weak stems and trunks. A selective and light pruning is can help a plant stand.

After the plant has settled in, it can be fertilised. Native plants do need fertiliser. It is good to test your soil to see what needs to be added to the soil. Your nursery or garden centre can help you with testing kits. Spread evenly and lightly around the drip line (i.e. the entire area under the plant's leaf line - out to the edge of the branches). Do not use dolomite or lime on native plants

Screen planting

Screen planting can be low maintenance and create a shady feel to residential, commercial and industrial landscaping, and quickly add value to your property. Screen planting can also filter and cool the air and attract birds and butterflies. In preparing the area for screen planting -

(a) dig up the whole bed and prepare the soil, as this is the key to good plant growth.

(b) choose a mixture of different plants with a variety of foliage shapes, sizes and colours.

(c) where possible, plant at least two rows of plants and stagger the plants in the rows. This will create a thick bushy screen that people will look at, rather than looking through or past the plants.

To calculate the number of plants you will need, a good rule of thumb is to work on a spacing of 1.5m to 2m apart. Don't go closer than 1.5m, as the plants will fight each other for space and become thin and lanky. Don't go further than 2m apart or the plants will take too long to meet up and create a screen.

Rainforest gardens

Rainforest plants can be successful in suburban gardens, and are a great way to screen out the neighbours. The selection of plants is important, and you will need a mix of hardy bushy species to give the garden structure, and bulk.

Make sure the plants that are at the edge or front of the garden are attractive in shape, foliage and flowers, as these are the plants you will see. Taller plants should be in the middle and rear of the garden beds. Once these plants grow up, smaller shrubs can be used to fill in the understory.

Rockscaping

A few large rocks are a great element in a tropical native garden. They don't need watering, they won't die and they do add texture to the garden, and can be used as a feature.

Make sure you plant the right plants, in and around the rocks so that they remain a feature in the garden. Don't hide them under bushy plants.

Schedule A: Preferred plant species

Plant size ranges:
small shrub = ≤ 2m
medium to large shrub = 2m – 5m
small tree = 5m – 8m
medium - large tree = > 8m

Note: Sizes are provided as a guide only. Plants will attain different heights under different growing conditions including - soil, moisture, aspect, shade and exposure to wind.

Regions (provided as a guide only)
Wet Tablelands - Kuranda
Dry Tablelands - Biboohra, Emerald Creek, Mareeba, Mt Carbine, Mt Molloy
Savannah - Chillagoe, Dimbulah and generally any other places west of the towns listed in the dry tablelands.

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Acacia decora		Shrub	Performed yellow ball flowers			✓	✓					
Acacia leptoloba	Irvinebank Wattle	Shrub	Attractive new shoots are grey-mauve			✓	✓	✓				✓

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Acacia leptostachya	Townsville Wattle	Shrub	Yellow flowers. Rounded shrub with dense foliage			✓	✓	✓				
Acmena hemilampra	Blush Satinash	Large tree	Dense bushy rainforest tree has bird attracting cream fruits.		✓				✓			✓
Acronychia laevis	Scrub Aspen	Large shrub to small tree	Dense bushy habit, deep green glossy foliage, and attractive purple fruit. Drought hardy.		✓	✓		✓	✓		✓	
Adiantum hispidulum	Maidenhair Fern	Fern	Ground fern with fine fronds. Prefers ample moisture.		✓						✓	✓

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Alloxylon flammeum	Pink Silky Oak	Tree	Glossy dark green leaves. Beautiful red flowers	 	✓	✓						✓
Alpinia arctiflora	Pleated Ginger	Ginger	Clumps of erect thick stems to 3m. Leaves have wavy margins and hairy undersides.	 	✓			✓		✓	✓	
Alpinia caerulea	Common ginger	Ginger	Understorey perennial herb. Evergreen plant to 2m. Prefers semi-shade position.	 	✓			✓		✓	✓	
Alpinia modesta	Small Ginger	Ginger	Dense clumps of slender erect stems to 1.5m	 	✓			✓		✓	✓	

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Alyxia ruscifolia	Chain fruit	Shrub	Shrub with stiff pointed leaves. Small white perfumed flowers are followed by globular orange fruit joined in a chain of 3-4.		✓	✓		✓	✓	✓		
Antidesma bunius	Herbert River Cherry	Small tree	Small rainforest tree with bright red spherical fruit.		✓	✓		✓	✓			
Archirhodomyrtus beckleri	Brown Myrtle	Shrub to small tree	Glossy bright green leaves.		✓	✓		✓	✓			
Archontophoenix myolensis	Myolan Alexandra Palm	Large Palm	Uncommon palm to 20m tall from the Kuranda and Black Mountain area.		✓			✓	✓	✓		

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Ardisia pachyrrachis	Moountain Ardisia	Shrub	Glossy green leaved shrub with small clusters of attractive shiny red fruit.	 	✓						✓	
Arytera divaricata	Rose Tamarind	Tree	Slow growing, attractive pink leaf flush hangs down	 	✓	✓		✓	✓			✓
Athertonia diversifolia	Atherton Oak	Medium to large tree	Large lobed leaves have toothed margins. Long flower spikes are followed by flattened purple/blue spherical fruits.	 	✓				✓			✓
Atractocarpus fitzalani	Brown Gardenia	Medium to large shrub	Large stiff dark green leaves and attractive white perfumed flowers	 	✓	✓	✓	✓				✓

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Backhousea citriodora	Lemon Myrtle	Small Tree	Small fluffy cream-white flowers. Leaf margins finely toothed. Leaves have very strong lemon scent when crushed.	 	✓	✓	✓					✓
Backhousia myrtifolia	Grey Myrtle	Large shrub to small tree	Masses of white fluffy flowers. Very hardy.	 	✓	✓	✓	✓				
Baeckea sp. Herberton Range	Herberton Baeckea	shrub	Fine, dainty foliage and very weeping habit. Tiny white flowers in profusion.	 	✓	✓		✓	✓			
Baeckea virgata	Heath Myrtle	shrub	Weeping form, fine foliage and dainty white flowers. Tolerates part shade and heavy pruning.	 		✓	✓	✓	✓			

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Banksia robur	Swamp banksia	Large shrub to small tree	Large leaved shrub producing green flowers laden with nectar from summer to winter			✓	✓		✓			
Banksia spinulosa	Golden Candles	Large shrub to small tree	Produces large yellow flowers in winter and spring		✓	✓	✓	✓	✓	✓		
Barringtonia acutangula	Stream Barringtoinia	Large shrub to small tree	Long red pendulous flowers			✓	✓	✓				
Barringtonia calyptrata	Mango Pine	Tree	Large pendulous cream flowers			✓						✓

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Brachychiton acerifolius	Illawarra Flame Tree	Tree	Deciduous tree with attractive red flowers	 	✓	✓						✓
Buckinghamia celsissima	Ivory Curl	Small to large tree	Attractive cream-white perfumed silky oak flowers to 20cm long	 	✓	✓						✓
Bursaria tenuifolia	Sweet Blackthorn	Shrub to small tree	Masses of white flowers	 		✓	✓	✓				
Callistemon spp.	Bottle brushes	Shrubs to small trees	Attractive flowers	 	✓	✓	✓	✓	✓	✓		✓

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Canthium odoratum		Shrub to small tree	Found along streams and in open woodland	 	✓	✓	✓	✓	✓			
Citrus australasica	Finger Lime	Small to large shrub	Bushy shrub with sausage-like lime-flavoured fruit. Very hardy, but slow growing.	 	✓	✓		✓	✓			
Cleistanthus apodus	Weeping Cleistanthus	Small tree	Pendulous branches. New growth is soft pink and pendulous.	 	✓	✓		✓				
Cleistanthus hylandii	Bernie's Cleistanthus	Shrub	A medium weeping shrub with beautiful pink new growth.	 	✓	✓		✓			✓	

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Cordyline petiolaris	Palm lily	Shrub	Widespread. Prefers sheltered sites Tufted shrub often sprawling and branched. Sprays or red fruit.	 	✓	✓			✓		✓	
Cordyline terminalis	Palm lily	Shrub	Forms sparse clumps of a few stems	 	✓	✓		✓	✓	✓	✓	
Corymbia phoenicia	Scarlet Gum	Medium to large tree	Attractive yellow-brown flaky bark. Orange to scarlet flowers	 		✓	✓		✓			✓
Corymbia ptychocarpa	Swamp Bloodwood	Small-medium tree	Large pendulous gum leaves. Showy large clusters of pink-red fluffy flowers	 	✓	✓	✓		✓			✓

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Crinum pedunculatum	River Lily	Small Shrub	Produces large clusters of white perfumed lily flowers. Hardy in a wide range of situations but prefers some shade in dry areas.	 	✓	✓					✓	
Cyathea cooperi	Tree Fern	Tree Fern - large shrub - small tree	Tree fern with large bright green fronds	 								
Decaspermum humile	Brown Myrtle	Large shrub to small tree	New growth is silvery pink. Small fluffy white to pink flowers are followed by globular black berries.	 	✓	✓		✓	✓			

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Deplanchea tetraphylla	Golden Bouquet Tree	Tree	Large bunches of bright yellow flowers	 	✓	✓			✓			✓
Dianella atraxis	Blue Flax Lily	Tussock	Small clumping plant with broad upright leaves. Dark blue flowers on long stalks. Best in semi-shade.	 	✓	✓					✓	
Dianella caerulea	Blue Flax Lily	Tussock shrub	Clumping plant to 60cm. Produces blue star-like flowers and purple-blue fruit.	 	✓	✓					✓	
Eugenia reinwardtiana	Beach cherry	shrub	Slow growing	 	✓	✓		✓				

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Ficus congesta	Red-leaf Fig	Large shrub to small tree	New leaves are deep red and quite large. Bushy habit. Semi-deciduous. Tolerates wet areas.		✓	✓		✓	✓			
Flindersia ifflaiana	Cairns Hickory	Large tree	Closely related to Queensland Maple. Terminal bunches of small white lowers later develop into pods that split into star shape.		✓	✓						✓
Flindersia pimenteliana	Maple Silkwood	Large tree	Also closely related to Queensland Maple. Terminal bunches of small red flowers.		✓					✓		✓

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Gardenia macgillivraei		Large shrub	Native to north Queensland monsoon forests. Creamy-white heavily perfumed large white flowers.	 		✓	✓					
Gardenia scabrella	Star flower gardenia	Shrub-small tree	Large attractive white flowers, dense habit	 		✓	✓	✓				
Gossia floribunda	Cape Ironwood	Large shrub	Spectacular masses of small white flowers. Very hardy. Sun or part shade.	 	✓	✓	✓	✓	✓			
Graptophllum ilicifolia	Holly BUsh	Large Shrub	Shiny dark green leaves resemble holly. Rich red tubular flowers up to 2.5cm long.	 	✓	✓	✓	✓	✓		✓	

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Graptophyllum excelsum	Scarlet Fuschia	Large Shrub	Attractive red flowers and thick holly like leaves	 	✓	✓	✓	✓	✓			
Grevillea dryandri	Grevillea	Small shrub	Attractive semi-prostrate fern-like foliage and cream-pink-red flowers	 		✓	✓		✓			
Guioa lasioneura	Silky Tamarind	Large shrub	Fruit attract birds. Flushes of pink new growth. Pink/purple decorative seed capsules.	 	✓			✓	✓			
Helicia nortoniana	Norton's Silky OAk	Large shrub to small tree	Attractive leaves with toothed margins. Produces bunches of purple-blue fruits.	 	✓	✓		✓	✓			

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Juncus usitatus	Soft Rush	Sedge	Densely tufted rush with fine arching stems. Adapted for waterlogged soil, but also fairly drought tolerant. Also as architectural element in courtyard gardens.	 	✓	✓						
Kailarsenia ochreata	Gardenia	Small-large shrub	Attractive large white perfumed flowers	 		✓	✓	✓				
Leptosperumum species	Tea-trees	Shrubs to small trees	Large range of species that have attractive bark and often weeping habits	 	✓	✓	✓	✓	✓			

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Licuala ramsayi	Fan Palm	Palm	Large Fan Palm to greater than 10m in optimum conditions. Prefers shade and plenty of moisture.		✓			✓		✓	✓	
Lomandra hystrix	Mat-Rush	Tussock	Large clumped grass-like Lilly to 1.5m high		✓	✓	✓	✓				
Lomandra longifolia	Spiny-Headed Mat-Rush	Tussock	Large clumped grass-like Lilly to 1.5m high		✓	✓	✓	✓				
Mackinlaya macrosciadea	Blue Umbrella	Shrub	Umbrella shaped compound leaves on along slender stalk.		✓				✓	✓	✓	

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Melastoma malabathricum	Native Lasiandra / Blue Tongue	Small shrub	Attractive pink flowers. Responds to pruning	 	✓			✓				
Melicope elleryana	Butterfly Tree	Tree	Attractive pink flowers. Tree is the host plant for the Ulysses Butterfly.	 	✓	✓			✓			✓
Melicope rubra	Little Euodia	Med – large shrub	Masses of dark pink flowers along the branches. Quite hardy..	 	✓	✓		✓	✓			
Thaleropia queenslandics	Golden Myrtle	tree	Beautiful bunches of small bright yellow to orange flowers.	 	✓	✓						✓

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Micromelum minutum	Lime Berry	Shrub	Large heads of small white flowers followed by showy orange fruit		✓	✓	✓	✓	✓	✓	✓	
Nauclea orientalis	Leichardt Tree	Large tree	Deciduous tree with very large leaves. Large pin flower heads look like pin cushions and are followed by large fruits.			✓	✓		✓			✓
Pavetta australiensis	Pavetta	Shrub	Dense spreading shrub that produces large quantities of fragrant white flowers in clusters.		✓	✓		✓	✓			

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Pittosporum venulosum	Rusty Pittosporum	Large shrub to small Tree	Dense habit with rusty new growth. Clusters of bright orange fruit.	 	✓	✓		✓	✓			✓
Podocarpus grayae	Grey Pine	Tree	Attractive glossy dark green narrow leaves	 	✓	✓						✓
Prostanthera phylicifolia	Spiked Mint bush	Shrub	Compact to spreading shrub, slightly aromatic.	 	✓	✓	✓	✓		✓		
Pullea stutzeri	Hard Pink Alder	Small to medium tree	Hardy tree with beautiful pink flush of new leaves.	 	✓				✓			✓

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Rhodamnia sessiliflora	Iron Mallotwood	Large shrub to small tree	Bushy habit with attractive grey/ pink new growth.	 	✓	✓		✓	✓			
Rhodomyrtus spongiosa	Northern Mallotwood	Large shrub to small tree	Lime green leaves with soft pink new growth.	 	✓	✓		✓	✓			
Stenocarpus sinuatus	Wheel-of-Fire Silky Oak	Medium to large tree	Large dark green shiny lobed leaves. Beautiful red flowers	 	✓	✓						✓
Syzygium australe	Creek Cherry	Large shrub to small tree	Dense, bushy, compact habit. Beautiful foliage with brilliant pink/red new growth. White fluffy flowers followed by	 	✓	✓		✓	✓			

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
			masses of red fruit.									
Syzygium cormiflorum	Bumpy Satinash	Tree	Attractive purple-pink leaf. Large pinkish-cream flowers are borne directly on the trunk and followed by large (5-10m diam) fruits. Slow growing.	 	✓	✓			✓			✓
Syzygium fibrosum	Fibrous Satinash	Large shrub to small tree	Dense bushy habit. Glossy green leaves and attractive flush. Large clusters of beautiful bright red berries.	 	✓	✓		✓	✓			✓
Syzygium smithii	Lillypilly	Shrub to small tree	Dense bushy habit with pink-mauve bird attracting fruit	 	✓	✓		✓	✓			

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Syzgium leuhmannii	Riberry	Medium to large tree	Tree has small leaves with attractive pink/purple new flush	 	✓	✓			✓			✓
Syzygium tierneyanum	River Cherry	Medium tree	Dense spreading crown with flaky bark. Grows naturally along streams and rivers and has a vigorous root system.	 	✓	✓			✓			✓
Terminalia sericocarpa	Damsen Plum	Mediumto large tree	Semi-deciduous tree with spreading habit.	 	✓	✓			✓			✓
Viola hederacea	Native Violet	Herb	Groundcover suitable for shady areas. Attractive small mauve flowers.	 	✓	✓				✓	✓	

Scientific Name	Common Name	Form	Description	Images	Wet table-lands	Dry table-lands	Savannah	Screen	Birds / butter-flies	Kuranda	Shady areas	Street tree / shady
Xanthostemon chrysanthus	Golden Penda	Small – large tree	Spectacular, large heads of bright yellow flowers. Prune when young to create bushy form and promote mass flowering. Hardy.	 	✓	✓			✓			✓

Schedule B: Declared and undesirable plant species

The landscaping of development should not introduce garden plants that are known to be environmental weeds or invasive plants. Invasive plants are defined and grouped as follows:

The species and categories represented within this guide are compiled from a variety of sources and authorities from national, state, regional and local weed prioritisation processes. The principal weeds included within this guide are extracted from Werren (2004). Newer additions and recent arrivals to the region are sourced from Goosem (2007) and the NGIA (2009) *Grow Me Instead* initiative. State authorities are derived from the *Land Protection Pest and Stock Route Management Act 2002* and *regulations 2003.* National environmental alerts are sourced from the *National Alert List for Environmental Weeds.*

For further information on the *Pest Risk Assessment and Prioritisation Framework* refer to the *Far North Queensland Local Governments, Regional Pest Management Strategy 2010-2015* pp.13-20.

The categories:

RPMS 2004	**(1-4)**	Werren 2004
LP Act	**(1-3)**	*Land Protection Pest and Stock Route Management regulations 2003*
WONS	**(N)**	Weeds of National Significance
ENV	**(E)**	*National Alert List for Environmental Weeds*
GMI	**(G)**	*Grow Me Instead, Wet Tropics*
WTMA	**(W)**	Naturalised Plant List - Wet Tropics Bioregion
NEW	**(R)**	Recently detected weeds and alerts from a variety of sources

Declared and undesirable plant species

Scientific name	Common name
Acaciella angustissima	White ball acacia, Prairie acacia, Wild divi divi
Acacia currasivica	Acacia currasivica
Acacia (Vachellia) Nilotica	Prickly acacia
Achyranthes aspera	Chaff flower
Aeschynomene indica	Budda pea
Agave americana	Century plant
Ageratina riparia	Mistflower
Ageratum conyzoides subsp. conyzoides	Billygoat weed
Ageratum houstonianum	Blue billygoat weed, Dark bluetop
Albizia lebbeck	Albizia
Allamanda cathartica	Golden trumpet vine / Yellow allamanda
Alternanthera brasiliana (dentata)	Purple joyweed
Alternanthera ficoidea	Joyweed, Joseph's coat
Alternanthera philoxeroides	Alligator weed
Alternanthera pungens	Khaki weed
Alysicarpus ovalifolius	Oval-leafed alysicarpus
Alysicarpus vaginalis	Alyce Cover
Amaranthus viridis	Green amaranth
Amrosia artemisifolia	Annual ragweed
Andropogon gayanus	Gamba grass
Annona glabra	Pond apple
Annona glabra	Pond apple
Anredera cordifolia	Madeira vine or Lambs tail
Anrodpogon gayanus	Gamba grass
Antigonon leptopus	Coral vine, Chain of love

Scientific name	Common name
Ardisia crenata	Coralberry, Spiceberry
Ardisia elliptica	Shoe button
Argemone ochroleuca	Mexican poppy
Argyreia nervosa	Monkey rose, Snake vine
Aristolochia spp (non-native.)	Dutchman's pipe
Asparagus aethiopicus cv. sprengeri	Ground asparagus fern, Basket asparagus
Asystasia gangetica	Chinese violet, Asystasia
Azadirachta indica	Neem tree
Barleria cristata	Bluebell barleria, Philippine violet
Barleria lupulina	Porcupine flower
Barleria prionitis	Barleria
Barleria prionitis	Porcupine flower
Barleria strigosa	Barleria
Basilicum polystachyon	Musk basil
Bauhinia monandra	Bauhinia
Bidens bipinnata	Bipinnate beggar's ticks
Bidens pilosa	Cobbler's pegs, Pitchforks
Blainvillea gayana	Blainvillea
Bothriochloa pertusa	Indian bluegrass
Brillantaisia lamium	Brillantaisia
Bryophyllum delagoense	Mother of millions
Cabomba caroliniana	Cabomba, Fanwort
Caesalpinia decapetala	Caesalpinia
Calotropis gigantea	Giant rubber bush
Calyptocarpus vialis	Creeping cinderella weed
Canna indica	Canna lily
Capsicum frutescens	Birdseye chilli, Red pepper
Cascabela thevetia	Yellow oleander
Castilla elastica	Panama rubber
Catharanthus roseus	Pink periwinkle, Vinca
Cecropia spp.	Mexican bean tree
Cedrela odorata	Cigar box cedar
Celosia argentea	Celosia, Cockscomb
Cenchrus (Pennisetum) polystachion	Mission grass
Cenchrus (syn. Pennisetum) basedowii	Asbestos grass
Cenchrus ciliaris	Buffel grass
Cenchrus echinatus	Mossman river burr
Cenchrus pedicellatus formerly Pennisetum pedicellatum	Hairy fountain grass
Cenchrus setaceus previously Pennisetum setaceum	Fountain grass
Cenchrus setigerus formerly Pennisetum setigerum	Birdwood grass
Centella asiatica	Pennywort
Centratherum punctatum	Brazilian button flower
Centrosema molle	Centro
Centrosema pascuorum	Centurion, Centro
Ceratophyllum demersum	Hornwort
Chamaecrista rotundifolia	Chamaecrista
Chamaesyce hirta	Asthma plant
Chamaesyce hyssopifolia	Euphorbia, Chamaesyce

Scientific name	Common name
Chloris inflata	Purpletop rhodes grass
Chloris virgata	Feathertop rhodes grass
Chromolaena odorata	Siam weed
Chrysopogon aciculatus	Mackie's pest, Golden false beardgrass
Chukrasia velutina(C. tabularis)	East Indian mahogany
Cinnamomum camphora	Camphor laurel
Cleome gynandra	Cat's whiskers, African cabbage
Clidemia hirta	Koster's curse
Clitoria ternatea	Butterfly pea
Coccinia grandis	Ivy gourd
Coffea arabica	Coffee
Coffea liberica	Liberian coffee
Conyza bonariensis	Flaxleaf fleabane
Corchorus aestuans	Jute
Corchorus olitorius	Jute
Crotalaria dissitiflora	Grey rattlepod
Crotalaria laburnifolia	Bird flower
Crotalaria retusa	Wedge-leaf rattlepod
Cryptostegia grandiflora	Rubber vine
Cucumis anguria	West indian gherkin
Cynodon dactylon	Couch grass, Green couch
Cyperus aromaticus	Navua sedge
Cyperus brevifolius	Mullumbimby couch
Cyperus rotundus	Nut grass
Dactyloctenium aegyptium	Coast finger grass
Dactyloctenium radulans	Button grass
Datura stramonium (and related species)	Thornapples
Delonix regia	Poinciana
Desmanthus leptophyllus	Desmanthus
Desmanthus pernambucanus	Pigeon bundleflower, Slender mimosa
Desmodium tortuosum	Florida Beggar-weed
Desmodium triflorum	Creeping tickfoil
Digitaria eriantha	Pangola grass
Drymaria cordata	Tropical chickweed
Duranta erecta	Pigeonberry, Golden duranta, Skyberry, Prickly duranta
Echinichloa polystachya	Aleman grass
Echinochloa colona	Awnless barnyard grass
Echinochloa crus-galli	Barnyard grass, Cockspur grass
Eichornia crassipes	Water hyacinth
Elephantopis mollis	Tobacco weed
Eleusine indica	Crowsfoot grass
Emex australis	Spiny emex
Emilia sonchifolia	Emilia
Eragrostis cilianensis	Stinking love grass
Eragrostis curvula	African love grass, Weeping love grass
Eragrostis minor	Small stink grass, Small love grass
Eragrostis pilosa	Soft love grass
Eragrostis tenuifolia	Elastic grass
Eranthemum pulchellum	Blue sage, Blue eranthemum

Scientific name	Common name
Erechtites valerianifolia	Brazilian fireweed
Eugenia uniflora	Brazilian cherry
Euphorbia cyathophora	Painted spurge, Dwarf Poinsettia
Euphorbia heterophylla	Milkweed
Evolvulus nummularius	Evolvulus, Dwarf morning-glory
Flacourtia jangomas	Flacourtia
Gamochaeta pensylvanica	Cudweed
Glandularia aristigera	(syn. Verbena aristigera) Mayne's pest
Gomphocarpus spp.	Cotton bushes, balloon bushes
Gomphrena celosioides	Gomphrena weed
Grewia asiatica	Grewia
Harrisia martinii (Eriocereus martinii)	Harrisia cactus
Harungana madagascariensis	Harungana
Hedychium gardernarium	Kahili ginger
Heliconia psittacorum	Parrots beak heliconia
Heliotropium indicum	Heliotrope, Indian heliotrope
Heteranthera reniformis	Kidneyleaf mudplantain
Hiptage bengalensis	Hiptage
Hygrophylla costata	Hygrophylla
Hymenachne amplexicaulis	Olive hymenachne
Hypochaeris radicata	Flatweed, Cats-ear
Hyptis capitata	Knobweed
Hyptis suaveolens	Horehound, Mint weed
Indigofera hirsuta	Hairy indigo
Indigofera spicata	Creeping indigo
Ipomoea carnea ssp.fistulosa	Bush morning glory, Pink morning glory
Ipomoea indica	Blue morning glory, Purple morning glory
Ipomoea nil	Morning glory
Ipomoea plebeia	Bell vine
Ipomoea quamoclit	Star of Bethlehem
Ipomoea triloba	Pink convolvulus
Jatropha gossypiifolia	Bellyache bush
Lantana camara	Lantana
Lantana montevidensis	Trailing lantana, Creeping lantana
Leonotis nepetifolia	Lion’s tail
Leucaena leucocephala	Leucaena
Leucas lavandulifolia	Leucas
Ligustrum spp.	Privets
Limnocharis flava	Limnocharis
Lonicera japonica	Japanese honeysuckle
Ludwigia hyssopifolia	Ludwigia
Macfadyena unguis-cati	Cat's claw creeper
Macroptilium lathyroides	Phasey bean
Macrotyloma axillare	Perennial horse gram
Macrotyloma uniflorum	Horse gram
Magnolia champaca	Himalayan magnolia
Malvastrum americanum	Spiked malvastrum, Spiked mallow
Manihot esculenta	Bitter cassava, Manioc
Mayaca fluvatis	Bog moss
Mecardonia procumbens	Bacopa, Mecardonia

Scientific name	Common name
Megathyrsus maximus	Guinea grass
Melinis minutiflora	Guinea grass, Molasses grass
Melinis repens	Red Natal grass
Miconia calvescens	Miconia, Green cancer
Miconia racemosa	Miconia
Miconia spp.	Miconia (all species)
Mikania micrantha	Mikania vine
Mimosa diplotricha	Giant sensitive weed
Miscanthus sinensis	Miscanthus, Chinese silver grass, Zebra grass
Momordica balsamina	Bitter melon, Balsam apple
Momordica charantia	Balsam pear, Balsam apple
Montanoa hibiscifolia	Tree daisy
Moringa oleifera	Horseradish tree, Drumstick
Murraya paniculata	Mock orange (introduced)
Myriophyllum aquaticum	Parrotfeather
Nephrolepis cordifolia	Fishbone fern
Neptunia oleracea	Water mimosa
Ochna serrulata	Mickey mouse plant
Ocimum americanum var. americanum	Hoary basil, Lime basil
Oldenlandia corymbosa	Oldenlandia
Opuntia spp.	Prickly pears
Opuntia stricta	Common prickly pear
Opuntia tomentosa	Velvety tree pear
Parkinsonia aculeata	Parkinsonia
Parkinsonia aculeata	Parkinsonia, Jerusalem thorn
Parmentiera aculeata	Cucumber tree
Parmentiera edulis	Cucumber tree
Parthenium hysterophorus	Parthenium
Parthenium hysterophorus	Parthenium
Paspalum dilatatum	Paspalum
Paspalum virgatum	Clyde grass
Passiflora suberosa	Corky passion flower
Pennisetum alopecuroides	Swamp foxtail grass
Pennisetum pedicellatum now known as Cenchrus pedicellatus	Hairy fountain grass
Pennesetum purpureum	Elephant grass
Pennisetum setaceum now known as Cenchrus setaceus	Fountain grass
Pennisetum setigerum now known as Cenchrus setigerus	Birdwood grass
Phyllanthus amarus / Phyllanthus urinaria	Phyllanthus
Phyllostachys aurea / Phyllostachys nigra	Golden bamboo / Black bamboo
Phyllostachys aurea/nigra	Golden / Black bamboo
Phyllostachys bambusoides	Bamboo
Phytolacca octandra	Inkweed
Phytolacca rivinoides	Venezualan pokeweed
Pilea microphylla	Military fern, Artillery fern
Pistia stratiotes	Water lettuce
Pithecellobium dulce	Variegated madras thorn, Manila tamarind
Plantago major	Greater plaintain

Scientific name	Common name
Polygala paniculata	Polygala
Porophyllum ruderale	Poreleaf
Praxelis clematidea	Praxelis
Prosopis pallida	Prosopis, Mesquite, Algaroba
Prosopis spp.	Mesquites
Protoasparagus spp.	Asparagus fern
Psidium guajava	Guava
Pueraria lobata	Kudzu
Rauvolfia tetraphylla	Be still tree, Devil-pepper
Ricinus communis	Castor oil plant
Rivina humilis	Coral berry
Rottboelia cochinchinensis	Itch grass
Rubus alceifolius	Giant bramble
Rubus moluccanus	Native raspberry
Salvinia molesta	Salvinia
Sanchezia parvibracteata	Sanchezia
Sanseviera trifasciata	Mother-in-law's tongue
Schinus molle var. areira	Pepper tree, Peruvian pepper tree
Schinus terebinthifolius	Brazilian pepper tree, Broad-leafed pepper tree
Senecio madagascariensis	Fire weed
Senna alata	Candle bush, Candle cassia
Senna hirsuta	Hairy senna
Senna obtusifolia and related species	Sicklepods
Setaria pumila subsp. subtesselata	Pale pigeon grass, Queensland pigeon grass
Setaria sphacelata	South African pigeon grass, Setaria, African bristlegrass
Sida cordifolia	Flannel weed
Sida rhombifolia	Paddy's lucerne, Sida retusa
Sigesbeckia orientalis	Indian weed
Solanum americanum	Glossy americanum
Solanum maruritianum	Tobacco bush
Solanum nigrum	Blackberry nightshade
Solanum seaforthianum	Brazilian nightshade
Sorghum xalmum	Columbus grass
Spathodea campanulata	African tulip tree
Sphagneticola trilobata	Singapore daisy
Sporobolus fertilis	Giant parramatta grass, Bloomsbury grass
Sporobolus jacquemontii	American Rat's tail grass, Wire grass
Sporobolus natalensis / Sporobolus pyramidalis	Giant rat's tail grass
Stachytarpheta spp.	Snakeweeds
Stevia ovata	Sweet leaf
Syagrus romanzoffiana	Cocos palm
Synedrella nodiflora	Cinderella Weed
Syngonium podophyllum	Arrowhead Vine, Goose's foot
Syzygium cumini	Java Plum
Tamarix aphylla	Athel pine
Themeda quadrivalvis	Grader grass
Thunbergia alata	Black-eyed Susan
Thunbergia grandiflora	Blue thunbergia

Scientific name	Common name
Thunbergia laurifolia	Laurel clock vine
Thunbergia laurifolia, T. annua	Thunbergia
Thymophylla tenuiloba	Dahlberg daisy
Tithonia diversifolia	Japanese sunflower
Tradescantia fluminensis	Wandering Jew
Tradescantia spathacea	Moses in the cradle
Tradescantia zebrina	Silver inch plant
Trianthema portulacastrum	Giant pigweed, Black pigweed
Tribulus cistoides	Caltrop, Goat's head burr
Tribulus terrestris	Caltrop, Goat's head burr
Trichodesma zeylanicum	Camel bush
Tridax procumbens	Tridax daisy
Triplaris surinamensis	Triplaris
Turbina corymbosa	Turbine vine, Christmas vine
Urochloa decumbens	Green summer grass, Armgrass millet
Urochloa mutica	Para grass
Vachellia (Acacia) farnesiana	Mimosa bush, Prickly acacia
Vernonia elaegnifolia	Curtain creeper
Xanthium occidentale	Noogoora burr
Ziziphus mauritiana	Jujube, Chinee apple, Indian plum, Permseret

Source:

- Grow me instead: A guide for Gardeners in the Queensland Wet Tropics, by the Nursery and Garden Industry Australia.
- North Queensland weeds list prepared by James Cook University.
- Far North Regional organization of Councils, Part 3: Weeds of the FNQROC Region.

Schedule C: Sample Vegetation Plan

Property/Site details

Address:	Lot No.
	Plan No.
Current Land use:	
Contact Person:	
Postal Address:	Phone:
Notes (access etc):	

Project objective

Project Planning

Other stakeholders:
Are there any powerlines, underground cables and/or pipes present?
Are any permits/approvals required prior to the project commencing?
Are erosion control measures required?
Who is supplying the plants? Can they supply the appropriate local plant stock at the time of planting?

Species List

Note: include a vegetation plan showing the entire site and the vegetated buffer area to be planted, including the location of identified species.

SC6.8 Planning Scheme Policy 7 – Local Heritage Places

1. Purpose

1.1. **Intent**

This Planning scheme policy provides a list of the identified sites and identifies the criteria, process, requirements and listing for all of the local heritage places identified in the Heritage overlay, with the intent of assisting in the assessment of the potential development impacts on site specific heritage values embodied in the place itself, its fabric, setting, use, associations, meanings and records. Schedule 7 is extrinsic material to this Policy and includes site descriptions, statements of significance, Local history and a physical description in accordance with this Planning Scheme Policy.

1.2. **Application**

This Planning scheme policy is used to support the application of the Heritage overlay code, to heritage places within a 'Local heritage area' identified in the Heritage overlay maps. It contains a list of local heritage places to which the Code applies.

This Planning scheme policy does not apply to Indigenous cultural heritage sites or Queensland heritage sites, which have their own legislative framework and management arrangements.

1.3. **Definition of local heritage places**

The Queensland Planning Provisions define a local heritage place as "A place, area, land, landscape, building or work which is of cultural heritage significance".

'Cultural heritage significance' is the value which society may attribute to a particular place or group of places. Significance is a quality that is assigned to a cultural heritage site by the Australian community: it is not an inherent quality. It can be defined initially as 'the capacity or potential of the place to demonstrate or symbolise, or contribute to our understanding of, or appreciation of, the human story' (Pearson and Sullivan 1995:7). More specifically, under the *Queensland Heritage Act 1992 -1995* the term is defined as a place's 'aesthetic, architectural, historical, scientific, social or technological significance to the present generation or past or future generations' (s.4).

2. Criteria for local heritage places

Places of local cultural heritage significance will be identified in this Planning scheme policy in accordance with following local heritage criteria:

Criterion A - Historical Significance
Criterion B - Rare, Uncommon, Endangered
Criterion C - Potential to Yield Information
Criterion D - Representative of a Class of Place
Criterion E – Aesthetic significance
Criterion F – Creative Technical Achievement
Criterion G – Special Associations with Community or Cultural Group
Criterion H – Special Associations with Person, Group or Association.

A place must satisfy two or more of this criterion to qualify as a local heritage place.

3. Process for entry in the Planning Scheme Policy as a local heritage place.

The process of identifying a site as qualifying as a "local heritage place" was determined by the following steps:

a. A study undertaken by the former Tablelands Regional Council identified key historical themes which shaped development and settlement patterns in the region. Each local heritage place relates to one or more of these regional, historical themes. These historical themes and their regional significance are detailed in *Part 7- Contextual Thematic History of the Tablelands.*

b. Extensive research was undertaken of several key documentary sources, including the Queensland State government's state-wide heritage survey. These studies underpinned the identification of local heritage sites.

c. In the preparation of this policy, local historians, heritage experts and the Mareeba, Tolga and Eacham Historical Societies were consulted, and invited to provide their suggestions on significant sites.

d. From a comprehensive list of sites identified from all the above mentioned sources was collated, and then carefully reduced to those sites which most robustly met the local heritage criterion. This short listing process was undertaken by Council appointed heritage experts, Councillors, senior planning staff and reviewed by Eacham and Mareeba Historical Societies for quality assurance.

4. Requirements for preparation of a Conservation Management Plan for a local heritage place

Where a Conservation Management Plan (CMP) is required to be prepared and submitted with any code or impact assessable development application on a local heritage place, the report is to be prepared by an appropriately qualified heritage consultant.

The CMP should take into account existing documentation on the place such as the statement of significance and site description contained within this Planning scheme policy.

The CMP is to address all of the following:

a. An analysis of the history and the physical fabric of the local heritage place in relation to the Contextual Thematic History contained within Part 7 of this policy;
b. An assessment of cultural significance of the building and what parts of the fabric demonstrate that significance;
c. A description of the proposed development;
d. An assessment of the impact the proposed development will have on the cultural significance of the local heritage place.

The report should include photographs of the local heritage place, and plans or some form of documentation of the proposed development and to demonstrate where and how the fabric of the place is to be modified, adapted and/ or conserved.

The *Burra Charte*r of Australia ICOMOS is the accepted standard for conservation analysis in this country. The CMP should be based on the principles and processes of the Burra Charter insofar as the cultural significance of the local heritage place should be determined through an analysis of its documentary and physical evidence. The CMP should encourage conservation of the local heritage place; the aim of conservation is to retain the cultural significance of the place.

5. Contextual Thematic History of the Mareeba Shire

The following historical discussion of the Mareeba region provides a contextual background for the identification and assessment of the region's historic sites and heritage places. The historical themes presented within this section were used as a basis for determining which entries feature in the Heritage Overlay and this Planning scheme policy, and may assist in determining the wider historical significance of these sites.

The contextual thematic history features of the era of post- European settlement of the region, which was dominated by changing and competing perceptions by European settlers, as their settlements developed and interacted with the landscape in various ways.

Mareeba Shire Council acknowledges that the region has an ancient and proud Aboriginal history and complex ownership and land stewardship systems stretching back many thousands of years, and pays respect to the Traditional Owners. The following history however, features a European perspective of more recent history.

5.1. Early Exploration and Settlement

The first incursion by Europeans into the Mareeba region was probably made by explorer Ludwig Leichardt in 1845 as he crossed through the south-west portion in his way north to Port Essington, noting the area's quantities of cedar and good grazing land as incentives for future settlers. Settlement in North Queensland accelerated in the 1860s as the government opened up the entire north and west of Queensland to pastoral development by 1864. From 1863 various pastoral runs had been established in the region with mobs of cattle moved in from Flinders River in the south. Stations established during the following decade included John Atherton's Emerald End near present day Mareeba in 1877.

However the Mareeba region remained a largely undeveloped region until the advent of the mining industry. Inhospitable conditions made pastoral ventures fraught with peril, contributing to north Queensland's reputation as a wild and forbidding frontier. Local isolation meant supplies for stations had to be bought from distant towns like Bowen, which could only be accessed through rough terrain via winding tracks that had been originally established by Aborigines for walking rather than for pack animals.

5.2. Mining

Although grazing drew the first colonizers to the region, it was dreams of mineral wealth that provided the catalyst for the development of the region's first established settlements. The discovery of gold at Palmer River in 1872 stimulated a rush of about 20,000 people into the north of Queensland. Mulligan, after whom Mount Mulligan is named, discovered gold deposits around the Hodgkinson River in1875, within what became the Hodgkinson minerals area. In 1876, Thornborough and Kingsborough, the two major settlements in the mining area, were formed. The major goldfields quickly declined during the 1880s, although hopeful diggers still prospected the area and uncovered many small finds, producing minor rushes at Mareeba in 1893.

Prospectors also recognized that the region could offer a source of other metals. Abundant deposits of tin and copper also discovered by Gibbs, Thompson, McDonald and Molloy in the early 1880s. Numerous smelters were established around the area in Irvinebank (previously Gibbs Creek), Chillagoe, Montalbion, Stannery Hills (previously Eureka), Rifle Creek and Mount Molloy.

The Vulcan, one of the largest tin mines in Australia during this period, was discovered at Irvinebank. A great diversity of Asian, German, Russian and other European migrants were attracted by these ventures. In some ways mining may have tended to retard rather than promote the formation of stable communities in the region, with the area becoming populated by highly mobile people who while they viewed the area as a land of opportunity tended to move in response to the latest economic prospect.

Moffat used his profits in Herberton to expand his business into new mineral fields, developing tin lodes and smelters at Watsonville and Irvinebank, silver lodes and smelters at Montalbion and copper lodes and smelters at Chillagoe, and later moved his interests to Koorboora and the Star of the Sea near Irvinebank. The need for substantial capital to overcome the difficulties isolation posed to the mining industry in the region facilitated the consolidation of industry power in the hands of a few major figures like Moffat. Most small companies that had persisted into the twentieth century plunged into bankruptcy after investing too heavily in machinery.

Meanwhile, the major companies continued to reap lucrative profits for shareholders and invest in the region's infrastructure, until a series of setbacks -such as increase in unionism and decreasing commodity prices and outbreaks of typhoid- would lead to the decline of the mining industry to the point of near non-existence by the 1920s.

5.3. Timber getting and forestry

After exhausting the cedar in the Daintree and Mossman Valleys during the late 1870s, timber cutters were lured to the region. A sawmill was established at Mount Molloy by the 1920s to facilitate the new forestry economy.

The development of the railway increased speculative timber cutting in the region, and led to the construction of a sawmill at Mareeba

Conservation and sustainability of the region's forest had been an issue raised as early as 1880, when comments are recorded on over-zealous logging and loss of species in the region. Although a timber reserve east of Barron River and a state forest at the junction of Scrubby creek had been established by 1883, long-term protective policies to ensure future timber resources remained a secondary concern to raising of revenues through licences and royalties.

This began to change when Norman Jolly was appointed as Director of Queensland Forest in 1909, and implemented a sustained yield policy, and established a forestry nursery at Wongabel which encouraged silvaculture and tree species cultivation. During the 1950s the Forestry Department expanded its research and development plots, introduced forest fire towers as an important management tool and later began to concentrate on experimenting with exotic pines on its expanded plantations.

In a move vigorously opposed by the Logging Association industry, timber getting was prohibited in the region from 1988. The cessation of logging was prompted by the declaration of the Wet Tropics World Heritage area, which encompasses an area of approximately 894, 000 ha between Townsville and Cooktown.

5.4. Agriculture

Blocks of partially cleared scrub established by the timber getters in the fertile basalt volcanic soil of the Tablelands quickly attracted settlers in search of agricultural land. Numerous small-scale farmers were established in the region during the 1880s, although during the mining era the district's food production remained very much a cottage industry. William Atherton formed a pastoral station on Chillagoe Creek in 1887, to supply meat to the mining operations.

Sugar also has a long history in the region. A nascent sugar industry was established in the region by 1884, with blocks of land secured along the Barron, Mulgrave and Johnstone Rivers. In the 1920s Italian and Albanian migrants to Mareeba became involved in cane farming, succeeding where others had failed due to their willingness to share technology and labour. Italian workers were again recruited to the sugar industry in 1948 when the Italian government lifted restrictions on immigration. However the region never dominated the sugar industry as the plantations on North Queensland's coastline did.

During WW2, the region became crucial to supplying vegetables to the Armed Forces across the entire South West Pacific Theatre, as well as to the 60,000 Allied troops camped in the local area. Any available land was put to growing fresh produce. Improvements in transportation

methods and the suitability of the region's climate to horticultural production has since resulted in a successful trade in bananas, mangoes, avocados and potatoes in the region, and pineapples and pawpaws in Mareeba.

Tobacco became the preferred crop of many farmers in the region during the 1920s and 1930s after a 1926 investigation by British American Tobacco Company declared the Mareeba/ Dimbulah area to be the most suitable region for tobacco production in Australia. By 1932 the Queensland government had released 5,600 acres of Crown land for selection on easy terms to tobacco-growers and several hundred tobacco farmers had emerged in the Mareeba-Dimbulah district. Whilst the tobacco industry struggled for the first ten years, restrictions on the importation of tobacco meant the price of Australian-grown tobacco rose to a point where the industry became viable for the first time.

A continuing source of trouble to the tobacco industry was the reliance of many tobacco farms on seasonal rains as the only supply of irrigation water. This led to the decision by the government in the 1950s to help the struggling industry by establishing the Mareeba Dimbulah Irrigation area with the aim of building a dam. The Tinaroo Dam was completed in 1958, and is regarded as the only water storage built in Australia for the benefit of a specific industry. From this point on, the industry was relatively prosperous, until deregulation in 1996 spelt the end of tobacco farming in Australia.

5.5. Dairying

The emergence of the dairy industry in the region was crucial to the region's development as a permanent and sustainable settlement. A small butter factory was established at Mount Molloy by the 1920s. Although the region's rich soil and consistent rainfall made it ideal dairy country, geographic isolation and limited technology hampered early expansion of the industry. Many settlers struggled to keep up rental payments and adhere to the strict conditions of closer settlement schemes, which included mandates for land clearing and property development. However those who did survive were granted freehold tenure and enjoyed greater success once the arrival of rail allowed regular transportation of cream and milk to Cairns.

Until WW2 the region's dairy industry was based on cream economy, with butter production peaking in 1939. However, the demand for whole milk by troops stationed in the area during the war influenced a shift towards milk production that would continue after 1945. The region's dairy operations became essential to the war effort, and along with the area's timber and food production, was a protected industry, preventing many local employees from entering the armed forces.

5.6. Transportation

The relative isolation of the area and the difficulty of establishing effective transportation hindered the region's initial settlement. Early transport was limited to the negotiation of pack teams along rough and narrow tracks through the steep ridges of coastal ranges.

Cobb and co established a regular coaching route from Mareeba across to Normanton in 1882. As various coaching routes developed throughout the district the Cobb and Co coaching stages and carriers' camping reserves gave rise to small settlements at these convenient resting points along the tracks.

Construction on a railway from Cairns to Mareeba commenced in 1886 and was completed in 1893. Much of the scrub land of the region only opened up to agricultural development with the arrival of the railway, with the stations along its routes consolidating existing communities and occasionally giving rise to new ones.

The network gave rise to commercial enterprises like the Chillagoe Company, which constructed a total of 248 miles or rail track in the vicinity, which were purchased by the Queensland Government in 1918.

Transportation to the region would change significantly in the aftermath of WW2. An aerodrome was constructed near Mareeba during the war due to fears that Japanese forces would bomb those on the coast; however it was the airport of Cairns that was significant in developing tourism to the region in the latter twentieth century. Rail became a much less prominent part of transport infrastructure. Today the only line operating west of Cairns in the Mareeba to Forsayth line, a tourist line with one rail motor running each week. Conversely, the 1960s saw a significant increase in road construction and funding for building and upgrading roads in the region. By 1965 the Gillies Range Road had been widened to become the Gillies Highway and, along with the Kuranda Range Road, ensured the district was well-serviced by its transportation network.

5.7. Urban development

Urban development really began in the region with the advent of the mining industry and the rush of new settlers it brought to the region, necessitating the construction of housing, hospitals, schools, shops, religious centres, official buildings and recreational hubs.

The advent of civic life naturally necessitated civic authority and the first local authority was established when Tinaroo Divisional Board was inaugurated in early 1881 to control an area that today contains Atherton, Herberton, Eacham and most of Mareeba. By 1906 a hospital had been established at Mareeba, and a mosque was constructed in Mareeba in the 1970s by the local Albanian community.

With settlement general stores naturally developed throughout the region to provide the wide variety of goods that had to be transported from the south, as well as to market the food stuffs that were being grown locally. Chinese emerged as storekeepers in combined shops/ dwellings in many of the townships

Various cultural institutions also emerged to offer community entertainment. Recreational buildings and institutions also developed in the region during the late nineteenth century, not least of which were the numerous hotels established in the townships and along coaching routes.

The encampment of approximately 100,000 allied troops at various points across the region, including from Mareeba substantially changed the region's urban landscape during WW2. Many army erected igloos remain today.. Another lasting physical impact of the war was the upgrading and surfacing of all the roads within the region by the Allied forces.

6. Listing of Local heritage places

A full description and statement of significance of the below Local Heritage Places is provided in Schedule 7 of the Planning Scheme.

(a) Almaden Locality
- (i) Almaden Cemetery
- (ii) Railway Hotel

(b) Biboohra Locality
- (i) Biboohra Railway Bridge

(c) Calcifer Locality
- (i) Calcifer Smelter, Tramway and Township

(d) Mount Carbine Locality
- (i) Mount Carbine Mining Stamper

(e) Chillagoe Locality
- (i) Chillagoe Community Church (Chillagoe Catholic Church)
- (ii) Chillagoe Cemetery
- (iii) Chillagoe Police Residence (Former Chillagoe Police Station)
- (iv) Chillagoe Police Station
- (v) Chillagoe Post Office (Former)
- (vi) Post Office Hotel
- (vii) Chillagoe Railway Station and Goods Shed

(f) Dimbulah Locality
- (i) Dimbulah Picture Theatre (Former)
- (ii) Junction Hotel
- (iii) Dimbulah Memorial Hall
- (iv) Dimbulah Queensland Country Women's Association Hall (CWA)
- (v) Dimbulah Railway Station (Dimbulah Railway Museum and Information Centre)
- (vi) Tobacco Buildings, Dimbulah (Eureka Syndicate Site)

(g) Emuford Locality
- (i) Emuford Battery (Former)

(h) Gurrumbah Locality
- (i) Gurrumbah (Melaney's Pocket)

(i) Irvinebank Locality
- (i) Irvinebank Cemetery
- (ii) 2623 Herberton-Petford Road
- (iii) Freethinkers Cottage
- (iv) Mango Cottage
- (v) Irvinebank State School
- (vi) Irvinebank Workers Residences
- (vii) Irvinebank Police Station
- (viii) Irvinebank Post and Telegraph Office (Former)

(j) Kingsborough Locality
- (i) Kingsborough Cemetery

(k) Kuranda Locality
- (i) 9 Coondoo Street (Djurri Dadagal)
- (ii) 13 Coondoo Street (Former School of Arts Building; Tropical Pulse)
- (iii) 22-26 Barang Street (Kuranda Backpackers Hostel; Grevillea; Methodist Youth Centre; YWCA)
- (iv) 36 Coondoo Street (Jilli Binna Building)
- (v) Kuranda Hotel (Kuranda Hotel Motel; Remilton's Hotel; The Bottom Hotel)
- (vi) Kuranda Queensland Country Women's Association Hall
- (vii) St Christopher's Catholic Church
- (viii) St Saviour's Anglican Church
- (ix) Coondoo Street, Kuranda - Fig Trees
- (x) Grave of JWH Keating
- (xi) Kuranda Amphitheatre
- (xii) Barron Falls Hydro-Electric Power Station and original Power House Site

(l) Lappa Locality

(i) Lappa Junction Hotel (Espanola Hotel)

(m) Mareeba Locality

(i) Civic Building
(ii) Mareeba Mosque
(iii) Peninsula Pub
(iv) Mareeba pioneer cemetery
(v) Former Mareeba Shire Council Office
(vi) St Thomas of Villanova Catholic Church
(vii) St Thomas's Priory
(viii) Mareeba State Primary School
(ix) Tobacco Leaf Marketing Board
(x) Uniting Church
(xi) Mareeba Womans Rest Room
(xii) Atherton Family Cemetery
(xiii) Mareeba Airfield and heavy anti aircraft gun station

(n) Mt Molloy Locality

(i) Mt Molloy Mill Managers house
(ii) Mt Molloy Smelter
(iii) Mitchellvale Graves

(o) Montalbion Locality

(i) Montalbion Pioneer Cemetery

(p) Mount Mulligan Locality

(i) Mount Mulligan Mine and Township

(q) Petford Locality

(i) Petford Railway Passenger Station

(r) Speewah Locality

(i) Douglas Track

(s) Thornborough Locality

(i) The Bump Track, Thornborough to Kingsborough

(t) Watsonville Locality

(i) ANZAC Memorial Tree
(ii) Watsonville Pioneer Cemetery
(iii) Watsonville Windmill

(u) Wetherby Station Locality

(i) Georgina Mathieson Grave site

SC6.9 Planning Scheme Policy 8 – Structure Planning

1. Purpose

The purpose of this policy is to provide guidelines for the preparation of a Structure Plan for development of land.

2. Applicability

This policy applies to development in the Emerging community zone where a Structure Plan is required to be prepared.

2.1 Planning Framework

Council may adopt a Structure Plan by:

(a) preparing, on its own initiative or in partnership with others, a Structure Plan that is incorporated into the Planning Scheme; or

(b) granting a preliminary approval to a development application that incorporates a Structure Plan.

A Structure Plan provides a planning framework to guide the development of individual sites within the intended zone and integrate them with developments on surrounding properties. A Structure Plan is developed as a precursor to the development of land within the Emerging community zone.

The major components of the site are to be designed with consideration of this broader context. It should be clear how the proposed development will integrate into the existing or proposed planning framework of the surrounding community. However, at the Structure Plan stage, site development is only to be shown conceptually with flexibility to allow the proposal to be refined and improved as detailed design considerations come to light.

Structure plans are required in the Emerging community zone to ensure that land is developed in an orderly sequence and primarily reserved for future urban development; the majority of which is likely to occur beyond the life of the planning scheme. Structure plans should reflect the desired land use pattern for the precinct by integrating development sites, community infrastructure, open space and important natural features.

3. Structure Plans

3.1. Scope of Structure Plans

The scope of a Structure Plan is to be tailored to match the scale and likely impact of the individual development. All Structure Plans are to initially establish the broader physical issues pertinent to the site such as flooding, soil contamination, noise, air quality and natural features to be preserved. The broader planning considerations should then be indicated such as the residential density, mix of uses and provision of urban infrastructure.

3.2. Information required in a Structure Plan

Each Structure Plan is to contain the degree of detail appropriate to the particular proposal and its circumstances. At a minimum, it is to include plans and a statement that:

(a) provides a site description of the land; and
(b) addresses key issues including:
- topography, landscape and significant vegetation; and
- existing environmental constraints and opportunities; and
- existing streets and localities; and
- existing land uses of surrounding sites and their compatibility with the proposed development; and
- flooding, landslide and bushfire.

(c) indicates an approximate lot or dwelling yield for the proposed development; and
(d) shows the location, mix and density of the range of proposed land uses; and
(e) indicates the proposed built form and character of development; and
(f) illustrates how the proposal fits into the overall road hierarchy and transport network; and
(g) demonstrates that consideration has been given to potential subdivision and development of adjoining allotments; and
(h) illustrates, where applicable, the approximate location and extent of facilities proposed eg, emergency services etc; and
(i) illustrates the general location of public open space including open space linkages and networks; and
(j) shows, where applicable, the notional pedestrian/cycle network and links to internal facilities, adjacent neighbourhoods and facilities, ie, schools, retail and commercial centres, recreation areas, railway stations, public transport interchanges and places of employment; and
(k) addresses environmental, cultural and heritage issues; and
(l) broadly show physical infrastructure to be provided; and
(m) shows the location of major stormwater flow paths; and
(n) illustrates the initial concept for staging of the development; and
(o) demonstrates that consideration has been given to all relevant environmental issues, including those pertaining to any short term and cumulative impact on biodiversity and cultural heritage values; and
(p) demonstrates that consideration has been given to the relevant demographics of the current area and future requirements, to ensure that the appropriate mix of services are available or can be provided;
(q) demonstrates how the Structure Plan addresses any Planning Scheme provisions for the precinct.

3.3. Community Consultation

The preparation of a Structure Plan will normally entail the level of consultation required by the *Sustainable Planning Act 2009* for impact assessable development. However, where the site or the proposal entails complex issues and the Structure Plan is inadequately detailed to facilitate informed public submissions, Council may require additional material and consultation as part of an information request. This may include community consultation procedures for plan preparation and testing before the Structure Plan is submitted for consideration or adoption.

3.4. Approved Structure Plans

Once a Structure Plan has been adopted or approved, it is used to guide the design of subsequent development of the structure planned area.

Subsequent reconfiguration of a lot or material change of use applications that are consistent with the preliminary approval will be facilitated through faster approvals and less onerous levels of assessment where the:

(a) Structure Plan is sufficiently detailed; and

(b) relevant codes for the intended development have been identified. The use of the existing codes within the Planning Scheme is encouraged rather than the drafting of a site specific code.

Development would be assessed against the relevant sections of the planning scheme and the Approved Structure Plan.

SC6.10 Planning Scheme Policy 9 – Footpath Paving

1. Purpose

The purpose of the policy is to enhance the character and amenity of the main business streets of the Council's urban centres through the implementation of a footpath paving policy applicable to development or redevelopment of adjacent premises.

2. Applicability

This policy applies to all properties, which have frontage to the main and business streets of Chillagoe, Dimbulah, Kuranda, Mareeba and Mount Molloy, within the areas included in the Centre Zone or Recreation and Open Space Zone.

Areas for Inclusion within Chillagoe
Queen Street between High Street and Frew Street. (Refer to Map at Appendix 1)

Areas for Inclusion within Dimbulah
Raleigh Street between Hyde Street and Glynn Street, and Glynn Street between Raleigh Street and Short Street. (Refer to Map at Appendix 1)

Areas for Inclusion within Kuranda
Coondoo Street between Rob Veivers Drive and Arara Street, Rob Veivers Drive between Coondoo Street and Therwine Street, Therwine Street, Thoree Street between Therwine Street and Thongon Street, Thongon Street between Coondoo Street and Thoree Street, and Morong Street. (Refer to Map at Appendix 1)

Areas for Inclusion within Mareeba
Byrnes Street between Herberton Street and Lloyd Street, Walsh Street between Herberton Street and Lloyd Street, Constance Street between Rankine Street and Lloyd Street, Rankine Street between Mason Street and Constance Street, Hort Street, Atherton Street between Byrnes Street and Sutherland Street, Middlemiss Street, and Lloyd Street between Byrnes Street and Sutherland Street. (Refer to Map at Appendix 1)

Areas for Inclusion within Mount Molloy
Main Street between Santowski Crescent and Crothers Street. (Refer to Map at Appendix 1)

3. Requirements for Footpath pavements

No existing footpath pavement
Where a development application for either a material change of use or building works is received on land within a defined area under this policy, Council will require the construction of the footpath over the full width of the footpath for the full length of the frontage(s).

The footpath paving is to be consistent with the design pattern and colours specified in this policy. The applicant is responsible for the full cost of purchase and construction of the paving in accordance with the specifications contained in this policy provision.

Existing footpath pavement
Where a development application described in Clause 3.1 is in respect of premises which have frontage to an existing footpath (full or part width) which has not been constructed in accordance with this policy, Council may require reconstruction of the footpath paving in accordance with this policy.

Where the existing footpath pavement is, in the opinion of Council, still in good condition, Council may retain this pavement and treat it as part of the new footpath.

The footpath paving is to be consistent with the design pattern and colours specified in this policy. The applicant is responsible for the full cost of purchase and construction of the paving in accordance with the specifications contained in this policy provision.

Voluntary Upgrading of Footpath Pavement
Where an owner of premises wishes to upgrade the existing footpath fronting the premises in accordance with Council's policy (other than in the circumstances specified in Clauses 3.1 or 3.2) Council may contribute a subsidy of up to a 50% of the cost of purchase of the paving materials. This is subject to application and Council's funds being available in that financial year.

Payment of 80% of the subsidy is subject to satisfactory completion of the construction in accordance with the specifications under this policy. Council will maintain 20% of the subsidy as a 'Defects Liability' bond refundable subject to Clause 3.5 upon expiry of a12 month satisfactory 'Defects Liability' period.

Alternate paving proposals
Council may accept the construction of a footpath made from materials other than that specified in this policy. An application providing details of the proposed material, pattern, colours and construction specifications together with any other information required by Council, must be supplied to and approved by Council prior to commencement.

Ownership and Maintenance
After the works have been accepted as complete by Council, footpaths constructed under Clause 3.2.1 to 3.2.4 will be subject to a 'Defects Liability' period of 12 months. During the 'Defects Liability' period, it is the responsibility of the Developer to rectify any works found to be defective due to design faults or found to exhibit faults attributed to the performance of the construction activities in terms of quality and conformance with the design and specifications. A 'Defects Liability' bond shall be held from the Contractor for the 'Defects Liability' period of 12 months, after which time Council will be responsible for ongoing maintenance.

4. Construction procedures and specifications

Procedures for Service providers
Where replacement of the footpath surface occurs, service providers are to be informed of the proposed works prior to replacement of the footpath surface to allow for renewal or repair of existing services should they be required. Where subsequent damage to footpath surfaces is caused by the actions of service providers, those surfaces shall be fully restored by the service provider in accordance with the specifications contained in this policy.

Construction Specifications for Clay Pavers and Concrete Paving
When undertaking construction or reconstruction of footpath pavements, all works must be carried out by an approved Contractor in accordance with the procedure and specifications set out in Clauses 3.1 and 3.2 of this policy and as specified by the current version of the FNQROC Development Manual and the Clay Brick and Paver Institute's Clay Paving Design and Construction Manual.

Patterns, colours and materials of pavers and exposed concrete paving are to be in accordance with the specifications set out in the FNQROC Development Manual and this policy unless otherwise approved by Council's Delegated Officer.

Construction Specifications for Granite and Porphyry

When undertaking construction or reconstruction of footpath pavements, all works must be carried out by an approved Contractor in accordance with the procedure and specifications set out in Clauses 3.1 and 3.2 of this policy. Where granite and porphyry are to be used, construction must be undertaken in accordance with the manufacturer's published guidelines, and the specifications set out in the FNQROC Development Manual and this policy.

Chillagoe, Dimbulah, Mareeba and Mount Molloy

Chillagoe, Dimbulah, Mareeba, and Mount Molloy area footpaths are to be stamped / saw cut coloured concrete to reflect 1.0m x 1.0m tiles. Colour to be determined / approved on application.

Paving across driveway crossovers

If paving is to continue across a driveway crossover, lay paving on sand bed as specified in the current FNQROC Development Manual. To reduce cutting, actual crossover at kerb is to be formed in concrete. Ensure that sub-base of paving adjacent to the crossover is well compacted to avoid differential settlement.

5. Design Elements

Mareeba

Mareeba - Figure 5.1.1 - Patterned Concrete

Appendix 1 – Maps

DIMBULAH

KURANDA


PAVING AREA
Thongon St
Therwine St
Thoopree St
Morong St
Arara St
Barang St
Thongon St
Therwine St
Rob Ververs Dr
Coondoo St

MAREEBA


PAVING AREA
Lloyd St
Middlemiss St
Byrnes St
Walsh St
Constance St
Sutherland St
Atherton St
Hort St
Byrnes St
Walsh St
Constance St
Rankin St
Rankin St
Rankin St
Frew St
Mason St
Herberton St

MOUNT MOLLOY

Schedule 7 Local Heritage Places

SC7.1 Purpose of the Schedule

This schedule provides a site description, statement of significance, Local history and a physical description in accordance with the Planning Scheme Policy 7 Local Heritage Places and is to be used as extrinsic material to this policy.

SC7.2 Local Heritage Places Listings

A full description and statement of significance of the below Local Heritage Places are listed below:

7.11.3. 22-26 Barang Street (Kuranda Backpackers Hostel; Grevillea; Methodist Youth Centre; YWCA)
7.11.4. 36 Coondoo Street (Jilli Binna Building)
7.11.5. Kuranda Hotel (Kuranda Hotel Motel; Remilton's Hotel; The Bottom Hotel)
7.11.6. Kuranda Queensland Country Women's Association Hall
7.11.7. St Christopher's Catholic Church
7.11.8. St Saviour's Anglican Church
7.11.9. Coondoo Street, Kuranda - Fig Trees
7.11.10. Grave of JWH Keating
7.11.11. Kuranda Amphitheatre
7.11.12. Barron Falls Hydro-Electric Power Station and original Power House Site

7.12 Lappa Locality
7.12.1. Lappa Junction Hotel (Espanola Hotel)

7.13 Mareeba Locality
7.13.1. Civic Building
7.13.2. Mareeba Mosque
7.13.3. Peninsula Pub
7.13.4. Mareeba pioneer cemetery
7.13.5. Former Mareeba Shire Council Office
7.13.6. St Thomas of Villanova Catholic Church
7.13.7. St Thomas's Priory
7.13.8. Mareeba State Primary School
7.13.9. Tobacco Leaf Marketing Board
7.13.10. Uniting Church
7.13.11. Mareeba Womans Rest Room
7.13.12. Atherton Family Cemetery
7.13.13. Mareeba Airfield and heavy anti aircraft gun station

7.14 Mt Molloy Locality
7.14.1. Mt Molloy Mill Managers house
7.14.2. Mt Molloy Smelter
7.14.3. Mitchellvale Graves

7.15 Montalbion Locality
7.15.1. Montalbion Pioneer Cemetery

7.17 Mount Mulligan Locality
7.16.1. Mount Mulligan Mine and Township

7.17 Petford Locality
7.17.1. Petford Railway Passenger Station

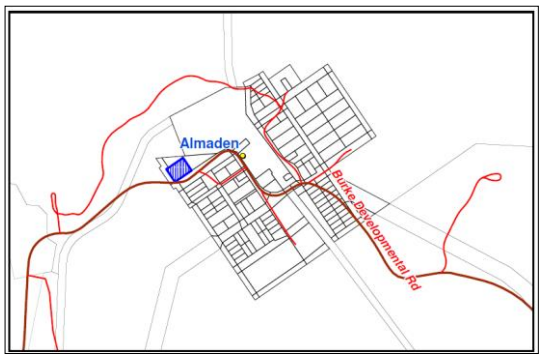
7.18 Thornborough Locality
7.18.1. The Bump Track, Thornborough to Kingsborough

7.19 Watsonville Locality
7.19.1. ANZAC Memorial Tree
7.19.2. Watsonville Pioneer Cemetery
7.19.3. Watsonville Windmill

7.20 Wetherby Station Locality
7.20.1. Georgina Mathieson Grave site

7.1 Almaden Locality

7.1.1. Almaden Cemetery



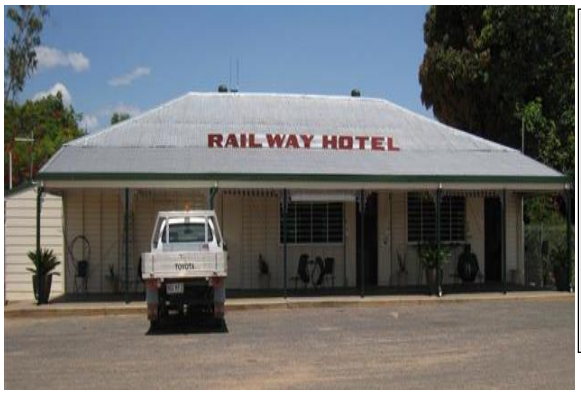
Map Index: ALM01
Address: Burke Development Road (north side of road, west of the town) Almaden, 4871
Property Description: Lot 4 on LD37
Archaeological Potential: Yes
Physical Condition: Well-tended. Headstones in fair-to-good condition.
Year Started: c1904 Year Completed: c1904
Satisfies Significance Criterion: A, D, E & G Tenure: Reserve

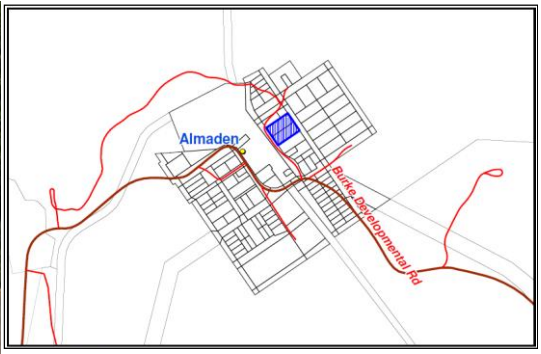
Statement of Significance: Almaden Cemetery is significant as a physical reminder of Almaden's importance as a railway town in the early twentieth century, reflecting the sudden expansion of mining ventures to the west and their equally rapid decline. It includes graves from a small, representative collection of pioneer families from the town, and includes epitaphs that evoke the hardships that they endured (criterion A). The cemetery is a representative example of the kinds of small-town cemeteries that are dotted across the wider region, including its mix of ornate and simple headstones confined within a modest area and its lonely surroundings (criterion D). The cemetery is an evocative place with strong aesthetic qualities. It is a prominent and well-known local landmark on the main road west out of Almaden (criterion E). It has strong associations with the town of Almaden and the small number of families represented in the burials (criterion G).

Local History: Almaden's history mirrors the ebbing fortunes of mining ventures further to the west, particularly those of Chillagoe. James Venture Mulligan prospected the wider area in the mid-1870s and 1880s prompting John Moffat to embark on a mining operation in Chillagoe as the Chillagoe Company. A rail line from Mareeba to Chillagoe was constructed in the late 1890s, opening in 1900. Almaden was an important station on the line. From 1907 to 1909 John Moffat (the Chillagoe Company) constructed a private railway line from Almaden to Einasleigh and the Charleston area, and Almaden became an important stop at the junction of the two lines. When the mining operations of the area fell on hard times, the population of Almaden declined. The small cemetery reflects the town's small population through the twentieth century, most of the graves deriving from just a handful of families (principally the Bradby, Hargreaves, Leonard, O'Shea, Ryan, and Wieland families). The earliest surviving headstone in Almaden Cemetery dates to 1904, before the construction of the private rail line but after the construction of the line west to Chillagoe. The latest surviving headstone dates to 1974.

Physical Description: Multi-denominational public cemetery, no longer in use, contains 26 surviving headstones. Mix of plain and ornate headstones are located in a semi-arid setting on the road west out of the town, overlooking the rail lines, relatively recent gate and boundary fence.

7.1.2. Railway Hotel





Map Index: ALM02
Address: Main Street, Almaden 4871
Property Description: Lot 1 on MPH1818 & Lot 13 on LD113
Architectural Style: Federation vernacular
Physical Condition: Good
Year Started: c1912 Year Completed: c1912
Satisfies Significance Criterion: A, B & E Tenure: Freehold

Statement of Significance: Although it has seen a number of more modern alterations and additions, the core of the Railway Hotel dates to the earliest years of Almaden's settlement (as well as the early years of settlement in the surrounding mining region). It is a physical reflection of the rise and decline of the town in the early twentieth century (criterion A). The Railway Hotel is a rare example of an early twentieth century hotel in Almaden - a town that has seen many of its historic buildings fall into disrepair or be removed entirely (criterion B). It is an attractive feature of the town and a local landmark. Its location adjacent to the historic railway line and station evokes its former role and importance to the town (criterion E).

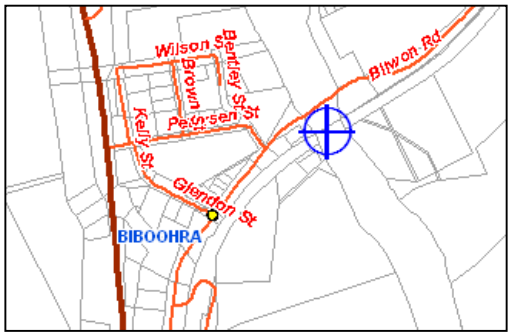
Local history: Almaden's history mirrors the ebbing fortunes of mining ventures further to the west, particularly those of Chillagoe. James Venture Mulligan prospected the wider area in the mid-1870s and 1880s prompting John Moffat to embark on a mining operation in Chillagoe as the Chillagoe Company. A rail line from Mareeba to Chillagoe was constructed in the late 1890s, opening in 1900. Almaden was an important station on the line. From 1907 to 1909 John Moffat (the Chillagoe Company) constructed a private railway line from Almaden to Einasleigh and the Charleston area, and Almaden became an important stop at the junction of the two lines. When the mining operations of the area fell on hard times, the population of Almaden declined.

The precise construction date of the hotel is unknown but the Railway Hotel in Almaden existed by 1912. It will have been constructed to take advantage of the rise in Almaden's importance when the Einasleigh line was completed. It continues to operate as a hotel.

Physical Description: Single storey tin and timber vernacular hotel with front verandah; single verandah posts; exposed timber frame; hipped main roof with unusually steeper-pitched skillion verandah. Some later alterations and additions.

7.2 Biboohra Locality

7.2.1. Biboohra Railway Bridge



Map Index: BIB01
Address: Bilwon Road and Barron River Intersect
GPS coordinates: 145° 25' 24.3516", -16° 54' 56.3472
Builder/Maker: Alexander McKenzie and Co
Physical Condition: Good
Year Started: 1891 Year Completed: 1893
Satisfies Significance Criterion: A, B, E Tenure: Crown Land

Statement of Significance: The Biboohra Railway Bridge dates to the earliest years of rail infrastructure development in the region – a highly significant historical event in the north of the state. It was an essential element in the development of the mining and pastoral industries in the northwest Tablelands and in the supply and maintenance of settlements such as Chillagoe (criterion A). It is one of only two bridges in Queensland characterised by nineteenth century riveted hogback bridge form with through lattice girder main spans. It has the longest extant lattice girder spans in Queensland (equal to those of the Dickabram Bridge, Miva) (criterion B). It is an attractive bridge that incorporates aesthetically pleasing design features into the otherwise utilitarian form of a railway bridge (criterion E).

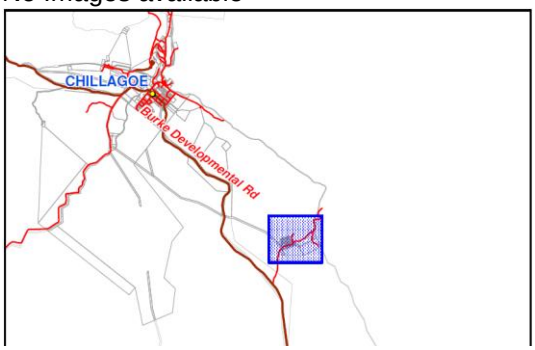
Local History: The Biboohra Railway Bridge was designed in 1890 and was constructed by 1893 (the contract was let to Alexander McKenzie and Co. in 1891). One source says that the bridge originated in Brisbane and was later moved to Biboohra but this is confuses it with the Emu Creek Bridge, Petford. The concrete piers were repaired in 1943 and the hogback lattice girders were strengthened in the late 1990s. The Biboohra Railway Bridge became part of the Mareeba to Chillagoe Railway Line, constructed by a syndicate headed by John Moffat, to service his mining interests around Chillagoe in the late 1890s.

Physical Description: Rivetted hogback through double x 2 lattice girders with steel cross-girders, on common concrete piers; total length 162.3m with maximum span of 36.6m.

7.3 Calcifer Locality

7.3.1. Calcifer Smelter, Tramway and Township

No Images available



Map Index: CAL01
Address: Burke Development Road, 8km SE of Chillagoe 4871
Property Description: Lots 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 201, 202, 203, 204, 205, 206, 207, 220, 219, 218, 217, 216, 215, 214, 213, 212, 211, 210, 209, 208, 301, 320, 319, 318, 317, 316, 315, 314, 313, 312, 311, 310, 309, 308, 307, 306, 305, 304, 303 and 302 on C4821; Lots 501, 401, 403, 402, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 620, 619, 618, 617, 616, 615, 614, 613, 612, 611, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 720, 719, 718, 717, 716, 715, 714, 713, 712, 711, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 820, 819, 818, 817, 816, 815, 814, 813, 812 and 811 on C4822; Lot 4 on C8279; Lot 1 on MPH1948; and Lot 3 on SP202678
Archaeological Potential: Yes
Physical Condition: Poor
Year Started: 1901 Year Completed: 1901
Satisfies Significance Criterion: A, E & GTenure: Various

Statement of Significance: Lennon and Pearce (1996:410) assess the site as follows: The Calcifer smelter is significant in Queensland's mining history as it was the first smelter in the Chillagoe area (1894) and it typifies the development of mining technology in that the smelter components were recycled from Newellton. It was unusual in not needing an adjacent reservoir - Calcifer Creek had a permanent spring which supplied the smelter. Very little physical evidence remains at the smelter site and an active occupation lease has resulted in further disturbance and deterioration of heritage values at the smelter and township site. The tramway formation contains some timber sleepers. The place satisfies criteria A and B.

Additionally, the archaeological relics scattered across the site have the potential to yield information concerning the layout and operation of the facility and the lives of the people employed at the site (criterion C).

Local History: Jane Lennon & Associates and H Pearce (1996:410-13) states of the site's history: William Atherton took up the Chillagoe pastoral run in 1887 and during the same period a boom in copper prices stimulated interest in exploring for copper in the area. Samuel Delaney and Charles Garbutt had been prospecting there before John Moffat of Irvinebank sent his managers, Anthony Linedale and Peter Moffat and party there in June - July 1887. The Boomerang mine was taken up by Michael Byrnes and registered as a 40 acre Prospecting Protection Area at Thornborough on 17 July 1888. It was soon transferred to Melbourne mining investors, H. Gore and M. Morrey, and miners, John James and party, on 15 August 1888. However the area was forfeited at the Herberton Mineral Lands Commissioner's Court on 31 July 1889 for non-payment of labour conditions. The Boomerang was known as a big lode with 4,000 tons of ore estimated to yield 1,000 tons of copper. There was a 10m drive and 4m winze. Moffat did not obtain control of it until early 1890. When

company promotion with the South Australian copper and Broken Hill magnates failed in 1891 Moffat only did limited exploration work on the Boomerang through the early 1890s depression.

Moffat's intention to erect a smelter on the Chillagoe field to treat ore from the Boomerang, Griffith and nearby mines became public in May 1894 when he purchased the smelting plant of the defunct Melbourne company, Silver Mining and Smelting Syndicate at Newellton on the Dry River south of Herberton. It was hauled to Calcifer from Newellton. The machinery, erected on the bank of a permanent spring, comprised two 12hp steam engines, a stonebreaker, jigger, iron cupeler [cupola] furnace, and a blast fan valued at a total of £2,000. Smelting commenced in August 1894 and in the first five months 200 tons of copper metal was produced, even though the smelters had to stop temporarily because of bushfires and lack of feed for the teams. The dry season and the high cost of carriage to Mareeba of £12 per ton forced the smelter to close temporarily every year. Four pumps, another stonebreaker and jigger were added in 1895. The smelter generally ran fairly roughly producing rich slag. Moffat treated 4,183 tons of copper ore yielding 831 tons of copper matte in the first two and a half years of operation but transport costs took one third of the income (Kerr, 1992).

In 1896 Moffat was instrumental in the formation of Chillagoe Proprietory Limited, comprising Melbourne mining investors. The company planned development of a new smelter at Chillagoe and placed a proposal before the Queensland Government for construction of a private railway from the Mareeba railhead to the mines and smelter. Before the end of 1897 the government, by an Act of Parliament, authorised the company to carry out its plans and granted it generous concessions (Bell, 1993).Construction on the Chillagoe smelters commenced in mid 1900 while the railway work was underway. The railhead had reached Calcifer and Chillagoe by August 1901.

The Boomerang tramway of 2km was laid down from the Boomerang mine to Harper's Siding on the main Chillagoe railway line during 1901. It enabled cheap supply of ore to the Chillagoe smelters and meant the closure of the Calcifer smelters. The tramway was extended in 1908 so that part of the old Calcifer slag dump and dumps near the furnace could be retreated in the Chillagoe smelters in 1909. Until June 1912 Calcifer slag was being railed via the Boomerang tramway to the Chillagoe smelters each week. This was the final work carried out at the Calcifer smelters (Kerr, 1992).

The town of Calcifer was surveyed in 1898. However by 1896 the township had a population of 150, plus five hotels, four stores, a butcher, cordial factory, school (until 1905) and post office until 1907, when the town was deserted except for the Chinese vegetable growers whose lease around Calcifer spring was renewed in 1932 (Hooper, 1993).

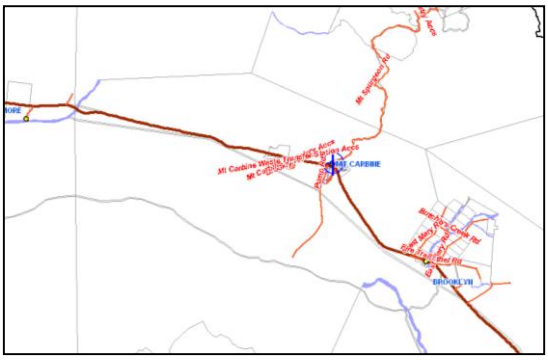
Physical Description: Lennon and Pearce (1996) state: Evidence at the smelter site is very minimal and little remains to interpret. The place is located on a narrow earth terrace alongside a spring-fed creek. The area contains a brick and stone machinery mount, stumps of timber uprights, and a rock retaining wall. The remains of a brick structure have been pushed into a heap by recent bulldozing. On the southern side of the creek a tramway terminus and loading stage is excavated into the hillside. Earth formations of the tramway alignment and a spur line are evident. The Calcifer town site extends south of the smelter covering a large area, with widely scattered building surfaces. The stone base of a baker's oven is a prominent feature. An active occupation lease has recently been taken up over portion of the town site.

7.4 Mount Carbine Locality

7.4.1. Mount Carbine Mining Stamper

No image provided

Map



Map Index: CAR01
Address: 3339 West Mary Rd, Mt Carbine
Property Description: Lot 13 SP127335
Archaeological Potential: Yes
Physical Condition: Poor. Relics from the site have been removed and displayed at the local caravan park.
Year Started: Year Completed:
Satisfies Significance Criterion: A, C, F Tenure: Leasehold

Statement of Significance: The story of Mt. Carbine dates back to the 1890's when wolframite was first discovered on the slopes of Carbine Hill. The site provides an example of early mining exploration into this area, and is a relic of the early mining complex which initiated the development of the town of Mt Carbine which was once a teeming community of over 400 people (criterion A). The 10 head stamper mill including a charcoal burning retort represents a marked technical achievement for resulted in advancement in mineral processing for the time, and demonstrates ingenuity on behalf of the engineer (criterion F). Relics and infrastructure on the site have the potential to yield information regarding technological progress and practices in a time where energy was derived from charcoal to power the stamper (criterion C).

Local History: After the collapse of the world's wolframite markets in 1919, Mt. Carbine became practically depopulated. In 1968, R.B. Mining purchased the leases and in 1971 commenced Stage 1 of the treatment plant. In late 1971 an initial settlement of 60 men was built.

In 1976, Queensland Wolfram Pty Ltd was formed to buy the mining leases and existing facilities at Mt. Carbine from R.B. Mining. A large increase in housing, a caravan park, messing facilities, a shop and many and varied recreational facilities were provided for the miners and their families by the Mining Co. The population of Mt. Carbine and district grew to about 400.

However, after enjoying some good years, Wolfram prices started to fall from 1980. By November 1986, there were few options left and the mine was placed on "care and maintenance" until February 1993, when Poseidon Ltd sold all the mining plant and equipment, and the Mining Village at Public Auction.

An anecdotal account of the site is as follows: “Mt carbine ore processing site where the stamper and charcoal gas retort remain was last owned by my late friends George and Stella Norris who last lived at the old Jack and Newell store and coach change

station at Mt Molloy. My information was given to me by George as we visited Carbine and walked the site. The old weir that supplied the town and works water remains though is clogged with sand and vegetation. George told me of how valuable the weir water was to the crushing and treatment process and of workers and families bathing there. He showed me photos of the weir, it backed up a large body of water in the creek and they always balanced ore processing against what water was in reserve and they always ran out of water. In later years they had bores and pumped from the Mitchell River. The stamper and its spare parts remain; he talked of various engines used to run the stamp, one of which is at the office of the local caravan park, unfortunately partly buried. This engine was originally used to electrify a picture theatre in Cairns and electricity was sold to other businesses in Cairns when the theatre didn't require it. The charcoal retort was used to make charcoal gas which powered petrol engines when petrol was not available. George told me of a song that his father taught him which the speed or beat of the stamper was set to the beat of the song. He told me that the stamper had to be started at low speed and the long drive rods be allowed to warm up in winter otherwise they would break, then speed gently increased with a little ore fed into the hammers. Spare rods were kept because they broke if not nursed and they were made in Bendigo and came via ship so there was a long wait. The beat and sound of the stamper carried over the site and camp and it rattled if not fed enough ore, struggled and didn't beat in tune if fed too much, if the beat changed everyone at the site stopped and looked/listened to the stamper till the operators got it beating correctly ...then resumed whatever they were doing. George's father was an original leaseholder at Carbine and George remembered very hard and desperate times in original Carbine mining days when people lived in tents. There is an amazing story of George's nephew who pulled a spirit stove onto himself when an infant, of the bravery of the pilot of an old plane who navigated to Carbine to bring a doctor after the message went down the fencewire phone line to Molloy. A fifteen year old boy given a special drivers licence to drive an old truck from Carbine to Molloy and back to take the kids to Molloy School. The stamper is in good condition but fires, rubber vine and exposure are taking their toll- the retort is now laying in the grounds and various spare parts to the stamp lay around. The stamp and retort are located 15m from the edge of the concrete wall of the weir". *Courtesy of Ken Harley (2012)*

An article from the Cairns Post (Qld 1909 - 1954) Monday 9 May 1910 reads "*Mining is chiefly worked by tunneling into the hill, and there are about four tunnels, besides which, there is a fair amount of surface mining by the company, which has hitherto produced roughly about fifteen tons of wolfram monthly by hand labor, but in the near future a ten head stamper battery will treat the stone, when production will be much greater. This battery is coming from Coolgarra, and is now en route, but it is expected will be in full swing within say another three months".*

Physical Description: The site includes the remnants of a weir, which is largely silted up. 50m to the north of the weir is the location of the mining stamper itself, including the remains of a charcoal burning retort, scattered spare parts from the stamper like metal cogs and rods, and a brick chimney which has fallen on its side. The condition of the site is neglected and rubber vine encroaches over most of it, however the site is still largely intact and has the ability to be restored at a later date.

7.5 Chillagoe Locality

7.5.1. Chillagoe Community Church (Chillagoe Catholic Church)

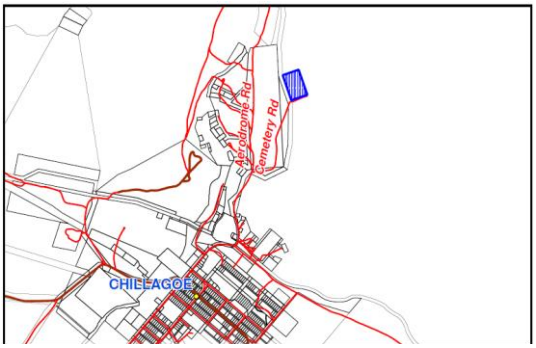
Map Index: CHI01
Address: 24 Queen Street, Chillagoe 4871
Property Description: Lot 21 on RP894190
Architectural Style: Edwardian Federation/Carpenter Gothic
Physical Condition: Good (renovated)
Year Started: 1906
Year Completed: 1906 (Re-erected 1997)
Satisfies Significance Criterion: A, D & E Tenure: Freehold

Statement of Significance: Chillagoe Catholic Church is one of North Queensland's oldest surviving bush churches, having served three communities since its construction in 1906 (criterion A). It is an excellent example of the transport and multiple re-use of tin and timber structures in North Queensland (criterion D). The church is an attractive feature of the Chillagoe streetscape (criterion E).

Local History: This church began life as St Patrick's Catholic Church in Wolfram in 1906. It was damaged in a cyclone and had to be re-erected in Wolfram Camp in 1914. After c30 years service in the Wolfram community the church was moved to Dimbulah by horse team (1937) where it operated as St Anthony's Church for another 30 years until a new church was built in Dimbulah and the old building was converted for use as a storage building. It was moved to Chillagoe in 1996 (the original St Nicholas's Church in Chillagoe had burnt down in 1957).

Physical Description: Timber-framed church; corrugated metal cladding; steep pitched roof; modern steel stumps; central porch entry with opposing steps; Celtic cross on porch and gable; decorative barge boards and gable infill.

6.5.2. Chillagoe Cemetery



Map Index: CHI02
Address: Cemetery Road, Chillagoe 4871
Property Description: Lot 4 on LD2
Archaeological Potential: Yes
Physical Condition: Well-tended. Headstones in fair-excellent condition
Year Started: c1901 Year Completed: Still in use
Satisfies Significance Criterion: A, C, D, E & G Tenure: Reserve

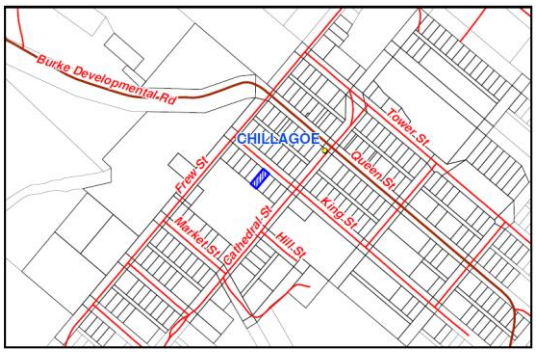
Statement of Significance: Chillagoe Cemetery dates to the earliest years of Chillagoe's settlement and includes the graves of some of its most prominent pioneers. The headstones in the cemetery reflect the ebbing fortunes of the town and provide testament to the hardships of life in the late nineteenth and early twentieth centuries (recording the many deaths by mine accident, in infancy, childbirth and by disease)(criterion A). The many detailed epitaphs on the headstones have the potential to yield important information about the population of the area, age at death and causes of death (criterion C). The cemetery is a an attractive and well-tended example of the kinds of small-town cemeteries in the region, located within a bushland setting on the edge of town, and incorporating a mix of ornate and simple headstones reflecting a range of religions and nationalities (criterion D). The cemetery is an evocative place with strong aesthetic qualities. It is a prominent and well-known local landmark (criterion E). It has strong associations with the town of Chillagoe and is highly valued by the community (criterion G).

Local History: James Venture Mulligan prospected the Chillagoe area in the mid-1870s and again in the 1880s prompting John Moffat to embark on a mining operation in the Chillagoe area as the Chillagoe Company from the mid-1880s. A rail line from Mareeba to Chillagoe was constructed in the late 1890s, opening in 1900. The famous Chillagoe smelters were first blown in 1901, and after an initially shaky start, operated profitably until 1914. The mining operations and rail connections saw Chillagoe flourishing in the late nineteenth and early twentieth centuries. In 1917 Chillagoe's population was 10,000. The Queensland government purchased the operations in 1919 but fluctuating minerals prices, the Depression, and competition from other sources (including Mt Isa) saw the fortunes of Chillagoe wane and its population in 1933 was just 473.

The Chillagoe Cemetery contains burials from the entire period of Chillagoe's history. The earliest burial dates to 1901 and a great many others are recorded from the first few years of the twentieth century. The dates of death of the interred, and their numbers, closely reflect the ebb and flow of Chillagoe's mining fortunes and population. Those that died in Chillagoe's mining accidents are represented in the cemetery, providing a useful physical record of these events. The cemetery includes the grave of William Atherton, son of prominent grazier John Atherton (both John and his son were the first settlers in the area, and William is credited with the famous Girofla ore find).

Physical Description: Multi-denominational public cemetery contains 489 surviving headstones. Mix of plain and ornate headstones, are located in an attractive bushland setting on the outskirts of town, and incorporates a name board and interpretative signage under a modern gazebo. The headstones often include useful historical details including the occupation of the deceased (those represented include: gardeners, blacksmiths, prospectors, miners, carpenters, barmaids, waitresses, labourers, housewives, carriers, yards men, railway gangers, teachers, Cobb & Co drivers, engine drivers, clerks and accountants). The burials reflect the loss of lives in mining accidents in Chillagoe, and deaths to disease and other causes. A number of infant deaths are represented. A range of nationalities and religious groups are represented including: Anglo-Irish (the predominant grouping), Chinese, Jewish, German-Scandinavian, and Italian.

7.5.3. Chillagoe Police Residence (Former Chillagoe police station)



Map Index: CHI03
Address: King Street, Chillagoe 4871
Property Description: Lot 150 on C5041
Architectural Style: Federation bungalow
Physical Condition: Good
Year Started: 1909 Year Completed: 1909
Satisfies Significance Criterion: A, B, D & E Tenure: Freehold

Statement of Significance: Chillagoe Police Residence dates to the earliest years of Chillagoe's settlement, where it has played an important civic role for over a century (criterion A). It is a modest but typical example of early twentieth century residential architecture that makes a positive contribution to the historic character of Chillagoe (criteria D and E). It is one of a relatively small number of early twentieth century structures that have survived in the town (criterion B).

Local History: The Chillagoe Police Residence was built in 1909, at the same time as the Chillagoe Court House (now the Police Station next door). For most of the twentieth century the residence building also operated as the police station but it was fully converted to use as a residence in 1990, with the former court house being converted for use as the police station.

Physical Description: Modified in 1990 as residence; Asymmetrical bungalow with enclosed front verandah, short-ridge bungalow roof of corrugated metal, tin and timber skillion sunhoods, central front steps and modern metal and wire fence.

7.5.4. Chillagoe Police Station

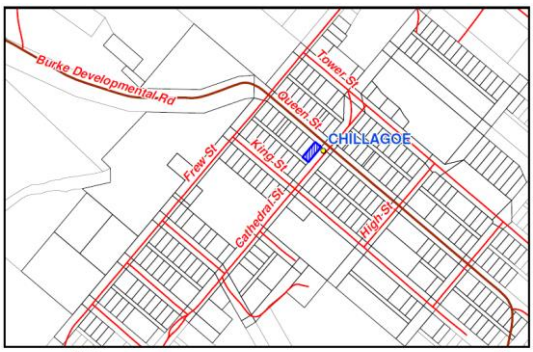
Map Index: CHI04
Address: Corner King and Cathedral Street, Chillagoe 4871
Property Description: Lot 151, 152 and 153 on C5041
Architectural Style: Federation
Physical Condition: Good
Year Started: 1909 Year Completed: 1909
Satisfies Significance Criterion: A, B & E Tenure: Freehold

Statement of Significance: Chillagoe Police Station dates to the earliest years of Chillagoe's settlement, where it has played an important civic role for over a century, including its part as a venue for two important judicial events (the inquest into the Mount Mulligan mine disaster and the Royal Commission into the Mungana Mines Scandal)(criterion A). It is a modest but typical example of early twentieth century civic architecture that makes a positive contribution to the historic character of Chillagoe (criteria D and E). It is one of a relatively small number of early twentieth century structures that have survived in the town (criterion B).

Local History: The present Chillagoe Police Station was constructed as a court house in 1909. It was an important civic structure for the wider area. It was one of the venues for the inquest into the Mount Mulligan mine disaster in 1921 and a venue for the corruption hearings into the Mungana Mines Scandal in 1929. It was later modified for use as a police station.

Physical Description: Modified for use as a police station. It was once furnished with a court room. Small timber building with a gabled roof, timber or weatherboard cladding and a wide U-shaped verandah at front; single door entry on street elevation; modern metal and wire fence.

7.5.5. Chillagoe Post Office (Former)



Map Index: CHI05
Address: 6-18 Queen Street, Chillagoe 4871
Property Description: Lot 9 on RP718050
Architect/Designer: Government Architect, Department of Public Works
Architectural Style: Federation (Queensland)
Physical Condition: Recently renovated for use as a residence/lodging house
Year Started: 1908, possibly 1901 **Year Completed:** 1908, possibly 1901
Satisfies Significance Criterion: A, D & E Tenure: Freehold

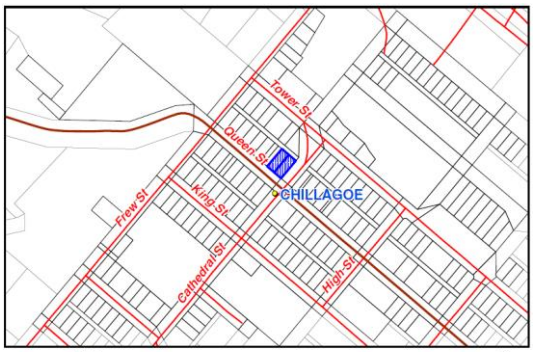
Statement of Significance: Chillagoe Post Office played an important civic role for some of the most significant decades of Chillagoe's twentieth century history, including the time that its population peaked and when mail communications were at their most important (criterion A). It is a modest but typical example of early twentieth century post office architecture that continues to make a positive contribution to the historic character of Chillagoe's main streetscape (criteria D and E). It is one of a relatively small number of interwar structures that have survived in the town and, coupled with other nearby historic structures, contributes to an uncommon suite of historic main street buildings (criterion B).

Local History: The Herberton mining entrepreneur John Moffat began actively mining in the Chillagoe area in the early-to-mid 1880s (at Calcifer and Mungana). Efforts were made to exploit the mineral deposits at Chillagoe in the 1890s but their success depended on a rail link to Mareeba and thence to Cairns. The Mareeba to Chillagoe line opened in 1901 but fluctuating copper prices and other factors led to a collapse and the smelters were closed again in December 1901. The town's fortunes were revived in 1909 when a private rail line was opened between Chillagoe and Etheridge, and the smelters were reactivated. The mining operations were always susceptible to price fluctuations and international events and after struggling for some years, the operation was bought out by the Queensland government in 1919.

There is some debate concerning the precise date of the Chillagoe Post Office's construction. Photographs in the National Archives of Australia, dated 1901, capture the post office. However, a comprehensive study of Queensland's post office's, prepared by the University of Queensland, Department of Architecture, dates it to 1908. In any event, the post office predates the second rise in Chillagoe's fortunes after the opening of the private rail line to Etheridge in 1909. It was the main communication outlet for Chillagoe residents in the early twentieth century. In 1911 it catered to the needs of 1497 people. In 1917, it handled the needs of 10,000 people (Chillagoe's population peak). Local residents advised that in the 1960s, the building was the residence of Pat and Vince Kinnear – locals who were active in the development of the Chillagoe caving scene. It has been a residence for some decades, and has recently been converted into a guest house.
Physical Description: Variation on the asymmetrical bungalow form; gabled porch; front and side verandahs with curved verandah valances; complex roof form (main hip with front gable

and bellcast eaves and ventilated ridges); corrugated metal roof and timber cladding; distinctive tin and timber skillion sunhoods.

7.5.6. Post Office Hotel



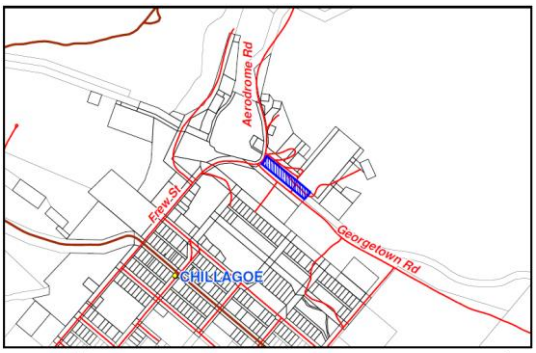
Map Index: CHI06
Address: Queen Street, Chillagoe 4871
Property Description: Lots 810 and 811 on C5041
Architectural Style: Interwar (Queensland vernacular)
Builder/Maker: Mr Norm Parker
Physical Condition: Good
Year Started: 1923 Year Completed: 1923
Satisfies Significance Criterion: A, B, D, E & G Tenure: Freehold

Statement of Significance: The Chillagoe Post Office Hotel has been a centre for the town's recreation and entertainment since 1923 (criterion (a)). It is the last of several early twentieth century hotels that has survived in Chillagoe (criterion (b)). It is an excellent example of its type, notwithstanding some more recent alterations and additions, with a typical main street façade and internal divisions (the public bar and ladies bar) (criterion (d)). The Post Office Hotel is the largest building and a dominant feature on Chillagoe's main street, with an attractive façade and general built form. It is a landmark for not just Chillagoe but also the wider area (criterion (e)). It is a focus for community activity and highly valued by the local community (criterion (g)).

Local History: The original single-storey Post Office Hotel in Chillagoe was built by a Mr Edward Torpy in 1902. It burnt down in 1922 in a fire that also destroyed the adjacent Central Hotel. The extant building was constructed in 1923 on the site of the destroyed Central Hotel, by Mr Norm Parker (the local ambulance and taxi driver).

Physical Description: Two storey hotel with open verandah along front and side facades with deep continuous awnings beyond verandah plate; single verandah posts; three front entry doors; balustrading on upper verandah replaced with unsympathetic modern weatherboard (corrugated metal?); interior divided into traditional public bar and ladies lounge, evidence of alterations and additions.

7.5.7. Chillagoe Railway Station and Goods Shed



Map Index: CHI07
Address: Corner Aerodrome and Georgetown Roads, Chillagoe 4871
Property Description: Lot 81 on SP100449
Architectural Style: Federation
Physical Condition: Fair
Year Started: 1901 Year Completed: 1901
Satisfies Significance Criterion: A, D & E Tenure: Leasehold

Statement of Significance: The Chillagoe Railway Station and Goods Shed reflect an important event in the history of Chillagoe and the Mungana area – the coming of the railway. By 1917 the station building and shed were servicing a population of some 10,000 people, providing essential communication and transport links to the outside world, and making the operations of the Chillagoe mines and surrounding mining areas economically viable (criterion A). The buildings together comprise a good example of early-to-mid twentieth century railway infrastructure in a remote small town location (criterion D). They are well-known local landmarks with a characteristic 'railways' aesthetic. They make a positive contribution to the historic character of Chillagoe, evoking a period when the town was one of the largest and most prosperous on the Atherton Tablelands (criterion E).

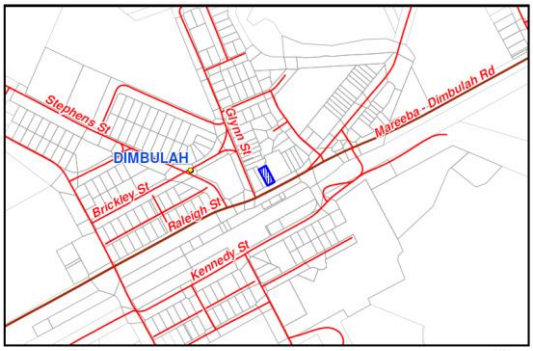
Local History: James Venture Mulligan prospected the Chillagoe area in the mid-1870s and again in the 1880s prompting John Moffat to embark on a mining operation in the Chillagoe area as the Chillagoe Company from the mid-1880s. A private rail line from Mareeba to Chillagoe was constructed in the late 1890s by the Chillagoe Mining and Railway Company, opening in 1901. The railway station was built at this time (1901) to service the newly opened line. The goods shed, appears to date to the same time.

In 1917 Chillagoe's population was 10,000. The Queensland government purchased the mine operations in 1919, including the private railway, passenger station building and goods shed. By 1932 the complex consisted of the station building and goods shed, loading bank, trolley, toilet, stationmaster's house, loco quarters and a second house along the line to the smelters. The complex has been unattended since 1993.

Physical Description: Passenger station: small lowset timber framed building; gable ended roof clad in corrugated iron; the roof cantilevers to from a platform awning on one side, further supported on curved timber brackets; platform is natural 'dirt' platform; walls are hardwood weatherboard; some original colonial sash windows and panelled doors with fanlights; nearby separate toilet. Goods shed: lowset timber framed shed with gable roof and elevated loading platform; roof extends on one side with simple timber brackets to provide shelter over the loading platform; walls and roof in corrugated galvanised iron.

7.6 Dimbulah Locality

7.6.1. Dimbulah Picture Theatre (Former)



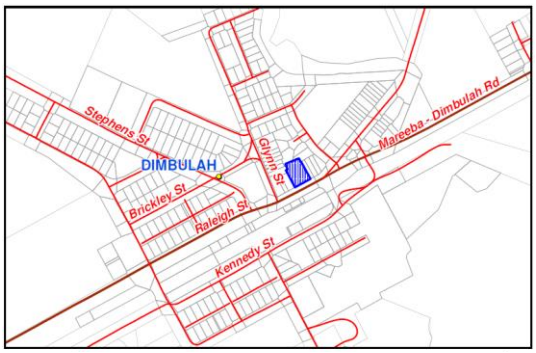
Map Index: DIM01
Address: 35 Mareeba-Dimbulah Road, Dimbulah 4872
Property Description: Lot 1 on MPH33771
Architectural Style: Postwar
Physical Condition: Fair
Year Started: Late 1950s Year Completed: Late 1950s
Satisfies Significance Criterion: A, D & E Tenure: Freehold

Statement of Significance: The former picture theatre at Dimbulah was an important social and recreational venue from the late 1950s, reflecting in its size and function the relative prosperity of the area as a result of the development of the tobacco industry and irrigation (criterion A). The theatre is good representative example of the Hollywood-era picture theatre in small-town Queensland incorporating a number of typical architectural features of the period (criterion D). It is one of the largest buildings in Dimbulah, occupying a prominent location on the highway through town. It boasts a distinctive facade that makes a positive contribution to the streetscape, especially when read with the adjacent Junction Hotel (criterion E).

Local History: The Dimbulah area was settled in the 1870s in response to the successful mine sites established at the time, especially the Tyrconnell Gold Mine. The town became a major junction for a number of railway lines and branch lines in the early twentieth century. Tobacco was introduced to the area in the 1930s and production received a boost during World War II, with demand at a high. By the 1950s Dimbulah was experiencing a tobacco-led boom, attracting a large migrant population. The original picture theatre in Dimbulah was the Star Theatre but it burnt down in the catastrophic fire of 1953 that destroyed much of Dimbulah's main street. Dimbulah's prosperity at the time was such that the main street was rebuilt by 1957 and this theatre appears to date (on architectural grounds) to this period.

Physical Description: Large building, rectangular in plan; three storey height; hipped CGI roof; distinctive facade to street with suspended awning over footpath; concrete facade with three windows on upper level, framed by vestigial awning, expressed sills and angled fins on sides.

7.6.2. Junction Hotel



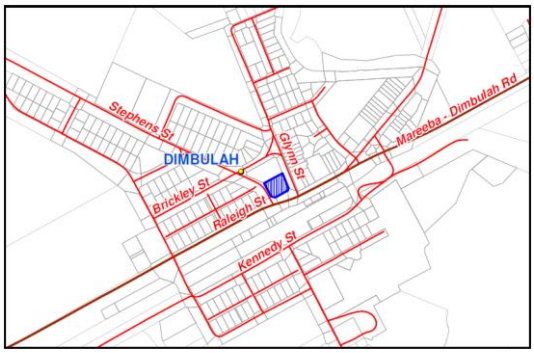
Map Index: DIM02
Address: Raleigh Street, Dimbulah 4872
Property Description: Lot 485 on HG654
Architectural Style: Postwar/Mid-twentieth century vernacular 'Modernism'
Physical Condition: Good
Year Started: Late 1950s (possibly 1960s)
Year Completed: Late 1950s (possibly 1960s)
Satisfies Significance Criterion: A, D & E Tenure: freehold

Statement of Significance: The site of the Junction Hotel has been an important venue for the town's recreation and entertainment since 1908, and the extant hotel has fulfilled the same role since the late 1950s. It reflects in its size and function the relative prosperity of the area as a result of the development of the tobacco industry and irrigation (criterion A). It is a good representative example of a 1950s small-town Queensland hotel incorporating a number of typical architectural features of the period (criterion D). It has a broad frontage in a prominent location on the main highway through town. It boasts a distinctive facade that makes a positive contribution to the streetscape, especially when read with the adjacent former theatre building (criterion E).

Local History: The Dimbulah area was settled in the 1870s in response to the successful mine sites established at the time, especially the Tyrconnell Gold Mine. The town became a major junction for a number of railway lines and branch lines in the early twentieth century. Tobacco was introduced to the area in the 1930s and production received a boost during World War II, with demand at a high. By the 1950s Dimbulah was experiencing a tobacco-led boom, attracting a large migrant population. The original Junction Hotel was built in 1908 on this location but it was replaced by a second Junction Hotel which continued to operate until it burnt down in the fire of 1953 that destroyed most of Dimbulah's main street. Dimbulah's prosperity at the time was such that the main street was rebuilt by 1957. The present building appears to date to the period of rebuilding of this part of the street in the late 1950s. It is said to have the longest bar in Queensland.

Physical Description: Two storey; concrete structure; dual pent or 'split level' roof i.e. roof split along 'ridge' to create a step between the opposing slopes, with ventilation grilles in vertical element; roof extension over second storey verandah on front street; second storey verandah creates cover over footpath; second storey verandah supported by row of concrete columns; creative use of angles in roof forms and verandah sides.

7.6.3. Dimbulah Memorial Hall



Map Index: DIM03 Dimbulah Memorial Hall
Address: Corner Glynn Street and Burke Development Road, Dimbulah 4872
Property Description: Lot 7 on D8155
Architect/Designer: Jack McElroy
Architectural Style: Interwar
Builder/Maker: Jim Deakins and 'Chick' Chiro
Physical Condition: Good
Year Started: 1965 Year Completed: 1965
Satisfies Significance Criterion: A, E & GTenure: Leasehold

Statement of Significance: The Dimbulah Memorial Hall has served a number of important social and community functions since 1965, and reflects Dimbulah's tobacco-based prosperity in the 1950s and 1960s (criterion A). The building's use of brick is unusual for the area and period, and occupies a prominent position in the Dimbulah streetscape. It is a local landmark (criterion E). The Dimbulah Memorial Hall has been a focus for social and community activity for several decades. It has a close association with the Dimbulah community (criterion G).

Local History: The Dimbulah area was settled in the 1870s in response to the successful mine sites established at the time, especially the Tyrconnell Gold Mine. The town became a major junction for a number of railway lines and branch lines in the early twentieth century. Tobacco was introduced to the area in the 1930s and production received a boost during World War II, with demand at a high. By the 1950s Dimbulah was experiencing a tobacco-led boom, attracting a large migrant population.

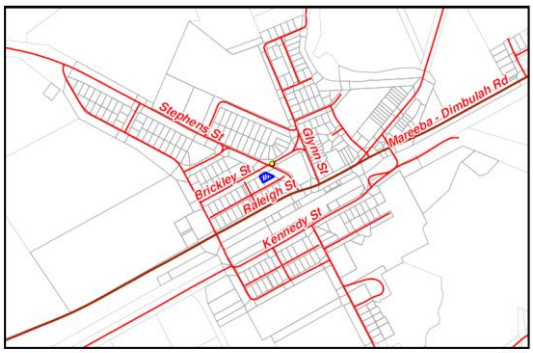
The Dimbulah Memorial Hall was dedicated on 12 June 1965 by then Chairman, Cr. Micheli Borzi. The main street had suffered badly as a result of a 1953 fire and the Dimbulah Memorial Hall dates to the later rebuilding phase when tobacco was still providing income to farmers (the Tobacco Leaf Marketing Board was active in the town). The Mareeba Historical Society has a Dimbulah Lions newsletter stating that they (the Dimbulah Lions) held a meeting/dinner in the hall during their 1965/66 handover, which may tie in with the opening date.

Originally the land was railway property and was used as a 'turnaround' or turning circle at the junction of Y-lines for trains, with a coal stage nearby. The Dimbulah Memorial Hall is the second one built at this spot. The first hall (which may have been called 'The School of Arts Memorial Hall' - maps the Mareeba Historical Society hold, undated, record the parcel of land by that name) was built on the old rail reserve. But it was badly damaged by white ants and replaced by the extant building.

Physical Description: Brick veneer; core building rectangular in plan with broad low-pitched gabled roof; grid of windows as the gable infill, distinctive of the building's style; core of the building (the hall) constructed to two-storey height; front and western elevations have

enclosed wrap-around extension with horizontal roof form at single storey height; vertical elements of structural frame strongly expressed; park setting.

7.6.4. Dimbulah Queensland Country Women's Association Hall (CWA)



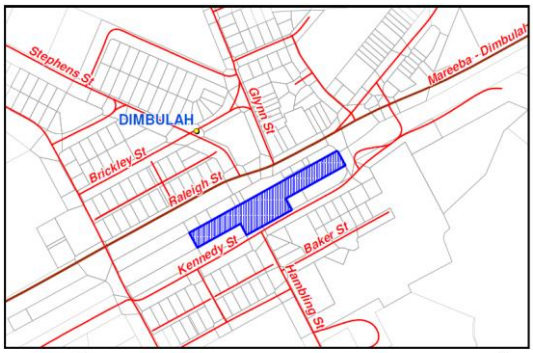
Map Index: DIM04
Address: 22 Brickley Street, Dimbulah 4872
Property Description: Lot 16 on D8156
Architectural Style: Adapted early twentieth century Queensland vernacular
Physical Condition: Fair
Year Started: 1936 (relocated to Dimbulah 1958)
Year Completed: 1936 (relocated to Dimbulah 1958)
Satisfies Significance Criterion: A, D, E & H Tenure: Reserve

Statement of Significance: The Dimbulah QCWA Hall has served a number of important social and cultural functions since 1936, starting its life as the Mount Mulligan Hospital Nurses Quarters and then becoming Dimbulah's CWA Hall from 1958. It was part of the historical QCWA movement (criterion A). The QCWA Hall is representative of the many similar community halls that were scattered across the Tablelands during the mid-twentieth century, providing a social and cultural focus for remote and rural communities (criterion D). It is one of the oldest buildings in Dimbulah and adds to the town's historical character (criterion E). The building has close associations with the culturally important and socially influential Country Women's Association (criterion H).

Local History: The Dimbulah area was settled in the 1870s in response to the successful mine sites established at the time, especially the Tyrconnell Gold Mine. The town became a major junction for a number of railway lines and branch lines in the early twentieth century. Tobacco was introduced to the area in the 1930s and production received a boost during World War II, with demand at a high. By the 1950s Dimbulah was experiencing a tobacco-led boom, attracting a large migrant population. The Dimbulah CWA Hall came to the town at this time (1958), having formerly been the Nurses Quarters at the Mount Mulligan Hospital (built 1936). The moving of the building from Mount Mulligan coincided with the closing down of the Mount Mulligan railway line (also in 1958) which saw a rapid decline in the population of Mount Mulligan. Dimbulah also saw a decline in its population from this time, coinciding with a contraction in tobacco crops.

Physical Description: Tin and timber; half-gabled (gambrel hip) roof; concrete stumps; wrap around verandah, open at front and open to half way along sides, incorporated under extended main roof form, with simple horizontal rail balustrades; steps at front and sides.

7.6.5. Dimbulah Railway Station (Dimbulah Railway Museum and Information Centre)



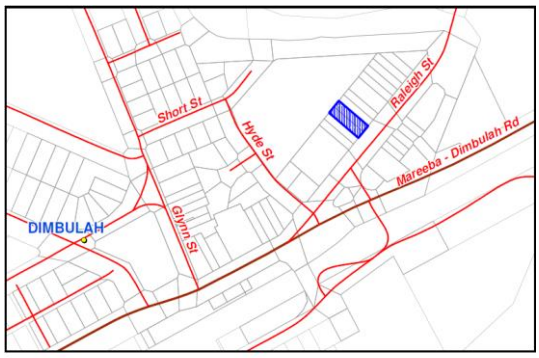
Map Index: DIM05
Address: Raleigh Street, Dimbulah 4872
Property Description: Lot 44 on SP136291
Architect/Designer: Queensland Public Works Department
Architectural Style: Late Victorian/Edwardian Federation
Builder/Maker: Queensland Government
Physical Condition: Good
Year Started: 1915 Year Completed: 1915
Satisfies Significance Criterion: A, D & E Tenure: Leasehold

Statement of Significance: The Dimbulah Railway Station dates to the early years of the railway's arrival in Dimbulah. It reflects a highly significant feature of Dimbulah's historical development (the coming of the railway, which was the Dimbulah's raison d'être in the early twentieth century). The Dimbulah Railway Station was the focus of railway operations throughout the wider mining and agricultural area, making a contribution not just to the town of Dimbulah but to the surrounding mine sites and towns as well (criterion A). The Railway Station is a good example of early twentieth century railway infrastructure, embodying in its form and fabric the principal elements of the class of structure (criterion D). It is a well-known local landmark on the Savannah-Lander route, with attractive 'tin and timber' appearance and characteristic railways aesthetic (criterion E).

Local History: The Dimbulah area was first settled in 1876 as a result of the boom arising out of the Tyrconnell Gold Mine. In the early twentieth century it benefitted again from its location at the junction of a number of railway lines. In 1901 it was a small tent town on the rail link between Chillagoe and Mareeba. As http://queenslandplaces.com.au/ notes: The Chillagoe smelters depended on coal hauled from Cairns, but the discovery of coal at Mount Mulligan, 45 km north-west of Dimbulah, provided a cheaper supply. A coal line from Mount Mulligan was opened in 1915 making Dimbulah a railway junction. Freight from the Mount Garnet branch line (1902) and the Einasleigh/Forsayth line (1909) also passed through Dimbulah. Ore from Wolfram also came through the town.

The Dimbulah Railway Station was constructed between 1901 and 1937, probably 1915. In 1937, records show that Dimbulah Station consisted of the station building, refreshment room, tank, goods shed, coal storage, fork line, loading bank, Station master's residence, guard's quarters, fettlers cottages, engine drivers cottage and trolley shed. Prior to 1901, a locomotive waterhole had been located at the site. Most recently the station has been restored and forms part of the Savannah-Lander tourist experience.
Physical Description: Typical tin and timber railway station with longitudinal gabled roof; single storey; five entrances/exits onto platform; verandah roof formed by extension of the main roof over platform; chamferboard clad; beaded TG boarding inside; compacted fill forming verandah under awning; verandah posts with plain timber brackets; includes waiting room, women's toilet, ticket office waiting area, office and store room.

7.6.6. Tobacco Buildings, Dimbulah (Eureka Syndicate Site)



Map Index: DIM06
Address: Raleigh Street, Dimbulah 4872
Property Description: Lot 12 & 13 on MPH14333
Archaeological Potential: Yes
Builder/Maker: Eureka Tobacco Syndicate
Physical Condition: Fair
Year Started: 1932 (date of re-erection at Dimbulah)
Year Completed: 1932 (date of re-erection at Dimbulah)
Satisfies Significance Criterion: A, B, C, F & G Tenure: Freehold

Statement of Significance: The complex of tobacco sheds at Petford Road, Dimbulah have served a number of historic functions since their original construction in Thornborough. They reflect an important pattern in the history of the Mareeba-Dimbulah area – the Queensland government's initiative to establish and support a tobacco industry in the late 1920s and early 1930s (criterion A). The buildings comprise one of only a few intact tobacco processing sites in the MDIA (criterion B). The buildings have the potential to yield important information concerning early tobacco farming techniques and experiments in the region. There is also the potential for historical archaeology relating to the operation of the complex, which may further add to the research value of the complex (criterion C). The re-location, re-erection and conversion of the buildings display a degree of ingenuity on the part of the Eureka Tobacco Syndicate in the acquiring of suitable building materials in the early years of tobacco production (criterion F). The buildings are a physical reminder of the tobacco growing pioneers of the Mareeba-Dimbulah area, where tobacco is no longer commercially produced (criterion G).

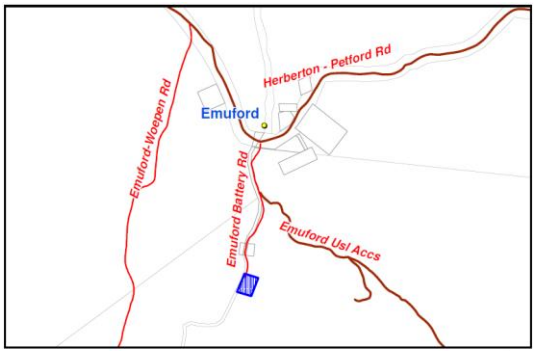
Local History: The Dimbulah area was settled in the 1870s in response to the successful mine sites established at the time, especially the Tyrconnell Gold Mine. The town became a major junction for a number of railway lines and branch lines in the early twentieth century. Tobacco was introduced to the area in the 1930s with the Queensland Government releasing 5600 acres of Crown land in the Mareeba-Dimbulah area in 1932 for farm selection. For the first ten years, farming of tobacco met many setbacks as the farmers learnt their trade and dealt with leaf disease and imported competition. Production received a boost during World War II, with demand at a high. By the 1950s Dimbulah was experiencing a tobacco-led boom, attracting a large migrant population.

The tobacco buildings on Petford Road, Dimbulah began life as the Police Station, Court House and School from Thornborough. They were purchased in 1932 by the Eureka Tobacco Syndicate, which hauled them overland and re-erected them as tobacco sheds.

Physical Description: Relocated buildings converted for use as tobacco sheds.

7.7 Emuford Locality

7.7.1. Emuford Battery (Former)



Map Index: EMU01
Address: Emuford Battery Road, Emuford
Property Description: Lot 14 on AP12342
Archaeological Potential: Yes
Physical Condition: Poor-to-Fair
Year Started: Early 1900s-1920s **Year Completed:** Early 1900s-1920s
Satisfies Significance Criterion: A, B, C, D, E & F Tenure: Leasehold

Property and Map References: Located on the west bank of Emu Creek near Emuford township site, 20 km west of Irvinebank township. Access from the Herberton - Petford road. Map Sheet: Atherton 7963. 1:100,000. AMG 903685. Lennon and Pearce (1996:309-312) recommend the following boundaries for a heritage listing: North: An east-west line passing through a point 50 metres north of the northern end of the property garden; South: An east-west line passing through a point 100 metres south of the southern-most ore bin; East: The eastern bank of Emu Creek; West. A line running parallel with and 30 metres west of the upper track.

Statement of Significance: Lennon and Pearce (1996:410) assess the site as follows: The Emuford Battery is significant in Queensland's history as the most intact battery remaining in the State. The completeness of the mill is of such rarity and importance that it should be preserved in situ illustrating late nineteenth and early twentieth century tin processing technology. The range of spare parts and workshop equipment is unique. Records of early ore crushings in the district survive.

There is a close spatial association between the residence (which is not present in photos of the battery shed in 1918) and the battery, which is sited on a steep slope above a permanent waterhole fringed by pandanus and tall gum trees on Emu Creek. Both battery shed and house have stone retaining walls and mature mango trees surrounding them.

The battery has been owned by the Green family since 1911.

The place satisfies criteria A B C and D of the Queensland Heritage Act 1992.

Additionally, the archaeological relics scattered across the site have the potential to yield information concerning the layout and operation of the smelter and the lives of the people employed at the mine site (criterion C). Also, the site captures a distinctive industrial aesthetic evocative of the mine workings of the era (criterion E) while the plant and machinery reflect the technical know-how, often modified to suit local conditions, of the time (criterion F).

Local History: Jane Lennon & Associates and H Pearce (1996:309-312) states of the site's history: There had been tin miners in the Emuford area since the 1880's working alluvial tin along Emu and Gregory Creeks as well as seeking lodes. The discoverer of the tin lodes at Irvinbank, Con Halpin who led an expedition from the Hodgkinson to the head of the Walsh in 1881, retired to what became known as Halpin's near Emuford and died there. In 1903 James Dalziel found the rich Great Boulder tin mine on Reids Creek, a tributary of the Emu Creek. A battery was installed. A town named Denford developed and an efficient 10 head battery was installed in 1907. Dalziel's leases were sold in 1909.

The 1903 battery on Reids Creek was purchased by Green and Marvell in 1911 after its long idleness. It was moved to the present site at Emuford (Hooper, 1933:133).

In 1915 Green and Marvell only worked on the Havelock, New Daisy Bell, Adelaide and Pandanus because of the drought and the closure of the world markets because of the war. They hoped to obtain a motor lorry to transport the ore from the latter two mines to the battery. The battery only operated for two months in 1915. The Emuford battery operated intermittently throughout 1917 on public ore as well as that obtained by Green and Marvell from their Gilded Rose, Daisy, Ivy and Adelaide mines. They made some improvements to the battery that year. The battery closed down indefinitely in mid October 1918 after running out of water. Little work had been done on the mines that year (Kerr, 1992,3).

In 1920 the plant was described as 10 head of 12cwt. stamps, classifier, 2 Krupps tables, Sperry slimer, 2 settlers, wheeler pan, double Luhrig vanner, 2 bulldozer pumps, tin dryer, shed etc.; also a 40hp Hornsby suction gas engine and charcoal retort, stone cracker, 3 hoppers of a total capacity of 210 tons and an acetylene gas plant. Two shifts were worked and the capacity of the plant was about 30cwt. per hour. A total of 8 men were employed. The charcoal fuel cost about 1s. per bag with about 4 bags being used in 10 hours. The supply from the waterhole in Emu Creek generally lasted for about 8 months of the year (Q.G.M.J., 15 October 1920: 419).

The battery was renovated in 1928. In 1930 the Emuford Tin Mining Company Limited with a capital of £20 000 took over the battery from A. M. Renton to work the large chlorotic Normanby lease.

In 1940 the battery worked on public ores. The battery was now owned by J. W. Green and in 1949 it treated 100 tons of dumps from the Prince Alfred mine at Sunnymount. It was then one of four operating on the Walsh and Tinaroo tinfield - the other three were the State Treatment Works at Irvinebank, Great Northern at Herberton, and Brownville owned by G.L. Johnson. A broken shaft in the drive of the main water supply pump was repaired in May 1950. In 1952 the battery operated successfully, the only other tin batteries on the field being the Irvinebank State Treatment Works and the Great Northern Battery at Herberton. In 1953 Emuford battery treated 440 tons of dump from Dover Castle mine near Petford for a return of 11 tons of tin concentrate. Roads were repaired for the carting. The battery had to stop in the last few months of the year because water ran out.

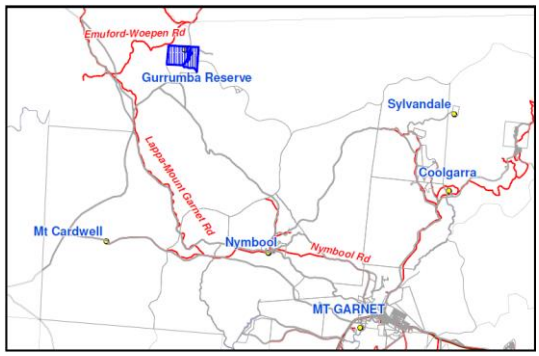
The battery was always operated as a family business. During the tin boom of the early 1980's the Green family prospered and treated tin ore for many small miners. The son took over the battery after Jack Green and his wife retired to Mareeba. However, when the world tin market collapsed on 24 October 1985, the battery closed as tin was unsaleable. Green later moved to the Palmer Goldfield with the McGraths of Petford to mine gold and caretakers were placed in charge (Kerr, 1992).

Physical Description: Lennon and Pearce (1996:309-312) state: An intact battery and associated house situated on a permanent waterhole on Emu Creek. The battery shed

uprights are of heavy round timber with a milled timber frame. The shed is clad with corrugated iron, stepped down the creek bank to cover a series of concrete and earth terraces. The upper level contains a row of timber ore parcel bins and an ore trolley tramline leading to a Krupp jaw crusher feeding into the battery ore bin over an intact ten head of stamps. These in turn feed to classifiers, wilfley tables, vanners and a grinding pan. The battery contains current and superseded power plant including a one cylinder oil engine, suction gas plant and a recent diesel engine. The attached workshop comprises a spare parts store, lathe and smithy. The attached house has been modified and re-clad and was occupied at the time of the survey. Plant: 2 Five head stamper batteries and frames. One mortar box contains the brand - Walkers Maryborough No 134 1900; Jaw crusher - Fried Krupp Grusonwer Madgeburg Buckiu; One-cylinder oil engine with flywheel; 2 Gas producers - Hornsby No 5 Suction Gas Plant Grantham & Stockport, England; Water-cooled diesel engine - Ruston Hornsby; Lister engine; 3 Wilfley tables; Grinding pan; 2 Vanners; Pump - Farrers Pty Ltd Engineers Ipswich.

7.8 Gurrumbah Locality

7.8.1. Gurrumbah (Melaney's Pocket)



Map Index: GUR01
Address: Garnet Street, Mount Garnet 4872
Property Description: Lot 4 on LD137
Archaeological Potential: Yes
Physical Condition: Poor
Year Started: c1900 **Year Completed:** c1920
Satisfies Significance Criterion: A, C & D **Tenure:** Reserved

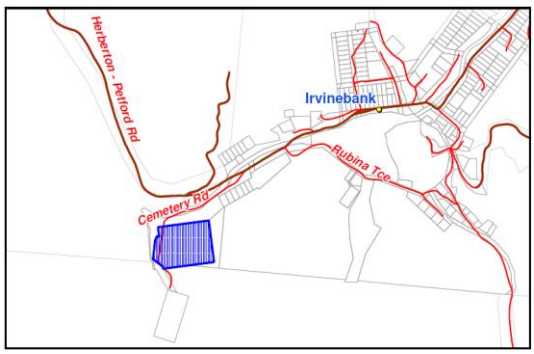
Statement of Significance: Gurrumbah played a small part in a highly significant historical trend in the early twentieth century (ie the mining boom in North Queensland)(criterion A). The area of the township displays evidence of archaeological remains with high potential to yield information concerning the nature and development of small mining communities in isolated areas in north Queensland in the early twentieth century (criterion C). Gurrumbah is an excellent example of its type being an abandoned mining town in an isolated bush land setting that flourished for a very brief period in the early twentieth century before going into a rapid decline. The surviving, although derelict, buildings and landscape features are highly representative of such abandoned mining towns (criterion D).

Local History: Gurrumbah (originally Melaney's Pocket) was a township established in the first years of the twentieth century during a brief prospecting boom. In 1903 it had three hotels, two stores, a butchers shop, a bakery and School of Arts. In 1906 it had a population of 211 people but by 1914 its population had declined to 85 people and the town had only one hotel (the Mining Exchange) and one store. It faded away rapidly thereafter and is now deserted.

Physical Description: Little remains: a single known grave, some building foundations, 100 year old mango trees and the deteriorating remains of the Gurrumbah Pub (galvanised iron).

7.9 Irvinebank Locality

7.9.1. Irvinebank Cemetery



Map Index: IRV01
Address: Cemetery Road, Irvinebank 4872
Property Description: Lot 9 on HG683
Archaeological Potential: Yes
Physical Condition: Headstones in fair-to-excellent condition. Fairly well tended, although some graves overgrown and headstones damaged (the damage caused by age rather than vandalism).
Year Started: 1882 **Year Completed:** 1882
Satisfies Significance Criterion: A, C, D, E, G & H **Tenure:** Reserve

Statement of Significance: Irvinebank Cemetery dates to the earliest years of Irvinebank's settlement and includes the graves of some of its most prominent pioneers. The headstones in the cemetery reflect the ebbing fortunes of the town and provide testament to the hardships of life in the late nineteenth and early twentieth centuries (recording the many deaths by mine accident, in infancy, childbirth and by disease)(criterion A). The many detailed epitaphs on the headstones have the potential to yield important information about the population of the area, age at death and causes of death (criterion C). The cemetery is an attractive and well-tended example of the kinds of small-town cemeteries in the region, located within a bushland setting on the edge of town, and incorporating a mix of ornate and simple headstones reflecting a range of religions and nationalities (criterion D). The cemetery is an evocative place with strong aesthetic qualities. It is a well-known local landmark (criterion E). It has strong associations with the town of Irvinebank and is highly valued by the community (criterion G).

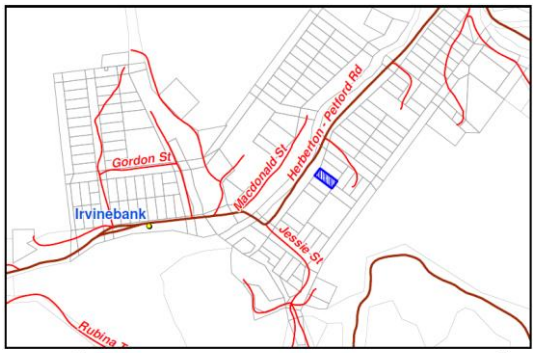
Local History: Prospectors first located deposits of tin in the Irvinebank area in 1882 prompting John Moffat's associates to invest in mining there. Irvinebank soon became the centre of John Moffat's mining empire in the late nineteenth century: he built a home in Irvinebank and raised his family there. The town was rapidly developed for the mine operations with the first tin processing plant commencing operations in 1884. The earliest burial in the cemetery dates to just one year later. Irvinebank rapidly expanded and by 1901 was a thriving community of 619 people. In the first years of the twentieth century it had its own school, post office, banks, a number of hotels, stores etc. In 1911 it had a population, according to census figures, of 1264 people (although the actual figure appears to have been much higher). World War I saw a decline in Irvinebank's fortunes and in 1919 the Queensland government bought the assets of the Irvinebank Mining Company, only to see the operation lose money and ultimately fail. In 1933 Irvinebank's population was just 147 people.

The first burial in Irvinebank Cemetery appears to have occurred in 1885, one year after the tin processing operations began. It incorporates burials from the late-nineteenth and early-twentieth century, the period of Irvinebank's greatest expansion and prosperity. The cemetery includes the grave of Constable Edward Lannigan, who was killed making an arrest

in 1894 at Mont Albion (a matter of some notoriety at the time). The cemetery appears to still be in use, the most recent burial dating to 2003.

Physical Description: Multi-denominational public cemetery contains 125 surviving headstones. Mix of plain and ornate headstones, located in an attractive bushland setting, at the foot of a low hill, on the outskirts of town. Names represented are almost exclusively Anglo-Irish.

7.9.2. 2623 Herberton-Petford Road



Map Index: IRV02
Address: 2623 Herberton-Petford Road, Irvinebank 4872
Property Description: Lot 408 on I3142
Architectural Style: Colonial Gable
Physical Condition: Good
Year Started: c1890s **Year Completed:** c1890s
Satisfies Significance Criterion: A, B, D & E **Tenure:** Freehold

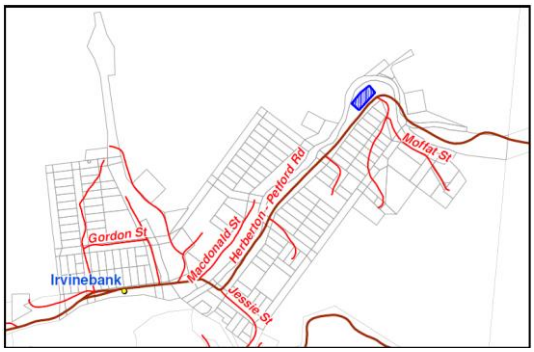
Statement of Significance: The small cottage at 2623 Herberton-Petford Road appears on architectural grounds to date to the first one-to-two decades of Irvinebank's settlement. It may be one of the oldest structures in this historic town (criterion A). It forms part of a townscape that comprises a suite of civic, industrial and residential buildings that are uncommon for their unity, intactness and high state of integrity (criterion B). It represents the many modest workers cottages that were once scattered across the slopes of the surrounding countryside and which gave Irvinebank a distinctive small-town, industrial character (criterion D). The cottage is a modest but pleasant structure in its own right but it forms part of a highly attractive suite of buildings in a striking bushland setting and within a former mining environment with a distinctive late-nineteenth and early-twentieth century industrial aesthetic (criterion E).

Local History: Prospectors first located deposits of tin in the Irvinebank area in 1882 prompting John Moffat's associates to invest in mining there. Irvinebank soon became the centre of John Moffat's mining empire in the late nineteenth century: he built a home in Irvinebank and raised his family there. The town was rapidly developed for the mine operations with the first tin processing plant commencing operations in 1884. Irvinebank rapidly expanded and by 1901 was a thriving community of 619 people. In the first years of the twentieth century it had its own school, post office, banks, a number of hotels, stores etc. In 1911 it had a population, according to census figures, of 1264 people (although the actual figure appears to have been much higher).

The cottage at 2623 Herberton-Petford Road is built in the Colonial Gable style that was popular in the 1880s-1890s.

Physical Description: Small detached cottage in bush land on a high ridge over-looking the Herberton-Petford Road; colonial gable roof form; gable roof core only one room deep; skillion extension at rear; minimal eaves; open front verandah supported by four verandah posts; timber stumps; cross-braced balustrades on verandah; under verandah area screened with battens; sash window onto verandah; skillion sun hoods over side elevation windows; tin roof and timber clad.

7.9.3. Freethinkers Cottage



Map Index: IRV03
Address: Herberton-Petford Road, Irvinebank 4872
Property Description: Lot 1 on PER201798
Architectural Style: Colonial Gable (Late Victorian vernacular cottage)
Physical Condition: Good
Year Started: Late 1800s-early 1900s
Year Completed: Late 1800s-early 1900s
Satisfies Significance Criterion: B, D & E **Tenure:** Leasehold

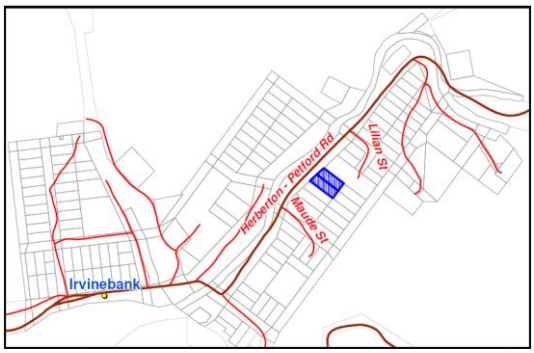
Statement of Significance: Freethinkers Cottage is a well-known part of the Irvinebank townscape – a townscape that comprises a suite of civic, industrial and residential buildings that are uncommon for their unity, intactness and high state of integrity (criterion B). Notwithstanding refurbishments in the 1990s, it represents the many workers cottages that were once scattered across the slopes of the surrounding countryside and which gave Irvinebank a distinctive small-town, industrial character (criterion D). Freethinkers Cottage is a relatively modest but attractive structure in its own right and it also forms part of a highly attractive suite of buildings (the Irvinebank townscape) in a bushland setting and within a former industrial environment (criterion E).

Local History: Prospectors first located deposits of tin in the Irvinebank area in 1882 prompting John Moffat's associates to invest in mining there. Irvinebank soon became the centre of John Moffat's mining empire in the late nineteenth century: he built a home in Irvinebank and raised his family there. The town was rapidly developed for the mine operations with the first tin processing plant commencing operations in 1884. Irvinebank rapidly expanded and by 1901 was a thriving community of 619 people. In the first years of the twentieth century it had its own school, post office, banks, a number of hotels, stores etc. In 1911 it had a population, according to census figures, of 1264 people (although the actual figure appears to have been much higher). World War I saw a decline in Irvinebank's fortunes and in 1919 the Queensland government bought the assets of the Irvinebank Mining Company, only to see the operation lose money and ultimately fail. In 1933 Irvinebank's population was just 147 people. The tramline was closed in 1936 and the lines pulled up for reuse in 1941.

Freethinkers Cottage was built in the late nineteenth or early twentieth century, during Irvinebank's hey-day. Some local sources advise that it was extensively refurbished in the 1990s.

Physical Description: Detached tin and timber cottage in bushland setting; wrap around verandahs (enclosed on one side by corrugated metal sheeting); central stairs with guide rails; colonial gable roof form; stumped.

7.9.4. Mango Cottage



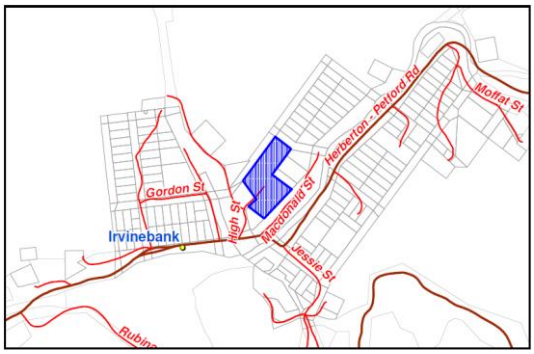
Map Index: IRV04
Address: 2599 Herberton-Petford Road, Irvinebank 4872
Property Description: Lot 505 and 506 on I3142
Architectural Style: Colonial Gable (Late Victorian vernacular cottage)
Physical Condition: Good
Year Started: 1903 **Year Completed:** 1904
Satisfies Significance Criterion: B, D & E **Tenure:** Freehold

Statement of Significance: Mango Cottage is a well-known part of the Irvinebank townscape – a townscape that comprises a suite of civic, industrial and residential buildings that are uncommon for their unity, intactness and high state of integrity (criterion B). It represents the many modest workers cottages that were once scattered across the slopes of the surrounding countryside and which gave Irvinebank a distinctive small-town, industrial character (criterion D). Mango Cottage is a relatively modest structure in its own right but it forms part of a highly attractive suite of buildings in a bushland setting and within a former industrial environment (criterion E).

Local History: Prospectors first located deposits of tin in the Irvinebank area in 1882 prompting John Moffat's associates to invest in mining there. Irvinebank soon became the centre of John Moffat's mining empire in the late nineteenth century: he built a home in Irvinebank and raised his family there. The town was rapidly developed for the mine operations with the first tin processing plant commencing operations in 1884. Irvinebank rapidly expanded and by 1901 was a thriving community of 619 people. In the first years of the twentieth century it had its own school, post office, banks, a number of hotels, stores etc. In 1911 it had a population, according to census figures, of 1264 people (although the actual figure appears to have been much higher). World War I saw a decline in Irvinebank's fortunes and in 1919 the Queensland government bought the assets of the Irvinebank Mining Company, only to see the operation lose money and ultimately fail. In 1933 Irvinebank's population was just 147 people. The tramline was closed in 1936 and the lines pulled up for reuse in 1941.

Physical Description: Small detached cottage nestled between mature mango trees; open front verandah; central timber stairs with guide rails; colonial gable roof form; stumped.

7.9.5. Irvinebank State School



Map Index: IRV05
Address: High Street, Irvinebank 4872
Property Description: Lot 62 on RP846882
Architect/Designer: Robert Ferguson (Queensland Colonial Government Architect)
Architectural Style: Late Victorian Colonial Vernacular
Builder/Maker: Department of Public Instruction and Department of Public Works
Physical Condition: Good
Year Started: School: 1889 (with extensions 1899 and 1905); Play Shed: 1890
Year Completed: Ongoing
Satisfies Significance Criterion: A, B, D, E, F & G **Tenure:** Freehold

Statement of Significance: Irvinebank State School has played an important civic role since its construction in 1889. It demonstrates the pattern of school development in Queensland (especially in small north Queensland towns) after the introduction of compulsory free primary school education in 1875. It reflects in its expanding built form the growing population of Irvinebank in the late nineteenth and early twentieth century (criterion A). The school is part of the Irvinebank townscape – a townscape that comprises a suite of civic, industrial and residential buildings that are uncommon for their unity, intactness and high state of integrity (criterion B). The early and original buildings typify the work of Robert Ferguson (and his brother John) through the inclusion of such characteristics as improved light and ventilation, wide verandahs, ample floor space, play sheds, hat rooms and single skin buildings (criterion D). These were important technical innovations that influenced architectural trends for decades (criterion F). The school buildings are attractive structures in the north Queensland vernacular in their own right. Coupled with other nearby historic structures, they contribute positively to an important townscape with high aesthetic values (criterion E). The school is closely associated with generations of graduates in and around Irvinebank (criterion G).

Local History: Prospectors first located deposits of tin in the Irvinebank area in 1882 prompting John Moffat's associates to invest in mining there. Irvinebank soon became the centre of John Moffat's mining empire in the late nineteenth century: he built a home in Irvinebank and raised his family there. The town was rapidly developed for the mine operations with the first tin processing plant commencing operations in 1884. Irvinebank rapidly expanded and by 1901 was a thriving community of 619 people. In the first years of the twentieth century it had its own school, post office, banks, a number of hotels, stores etc. In 1911 it had a population, according to census figures, of 1264 people (although the actual figure appears to have been much higher). World War I saw a decline in Irvinebank's fortunes and in 1919 the Queensland government bought the assets of the Irvinebank Mining Company, only to see the operation lose money and ultimately fail. In 1933 Irvinebank's population was just 147 people. The tramline was closed in 1936.
Irvinebank Provisional School was first established in 1886 at a nearby site south of Jessie Street. The earliest elements of the extant school (the teaching building) were constructed in 1889 and the extant play shed was built in the following year (1890). As the town's population grew additional land was dedicated and donated to the reserve (1895 and 1910). In 1899, the

1889 teaching building was extended, doubling its size, and new hat rooms added. The teaching building was further extended in 1905 (the 1905 portion was altered in 1961 with new hardboard lining and replacement of the original windows). A new toilet block was built in 1976, a new residence constructed in 1979 and a new tennis court was built over the original one in 1980.

Physical Description: Project Services 2007 records built form as follows:

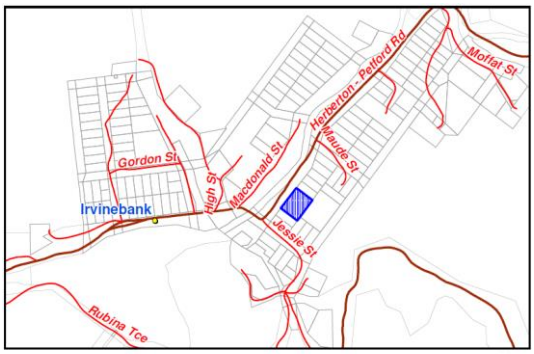
1889 Construction of Irvinebank State School on a new site – a high-set timber building with a gable roof and 8 ft verandahs on the east and west sides with hat room enclosures on the corners. The building contained one large room 34 x 18ft with a central door from each verandah and a set of windows on each side of the door. It had tall, narrow, pivot-hung windows with high sills on all walls including the gables, which had hoods. The site chosen for the State School was closer to town than the school reserve selected for a State School, which was to the north of Lilian Street. This decision was influenced by John Moffat.

1890 Construction of play shed – ten post timber structure with a hipped roof.

1899 Extension of teaching building **–** extension of building to the north by doubling the size. The original gable was refixed complete with its triangular gable vent and a partition installed between the rooms. A fleche was added and a new hat room was constructed on the back corner and at the junction of the old and new verandahs.

1905 Extension of teaching building **–** perpendicular extension to east at north end of one classroom for 78 pupils 34 x 18 ft with south western verandah. The new classroom is similar to the original school, with similar tall sash windows including gable windows under hoods. The interior is unlined and has a central doorway from the verandah with a set of windows on each side. A photograph of the extended school appeared in the Annual Report for 1905-6. It shows the L shaped building with fleche, latticework in the hoods and rail type balustrade.

7.9.6. Irvinebank Workers Residences



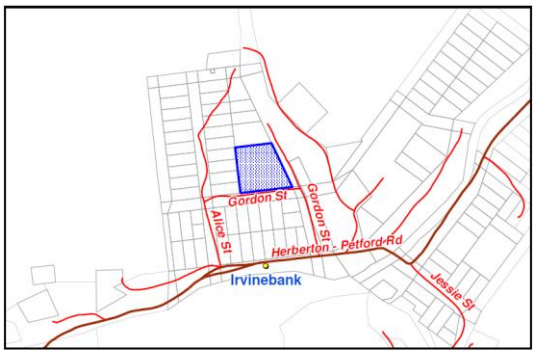
Map Index: IRV06
Address: Herberton-Petford Road, Irvinebank 4872
Property Description: Lot 19 on HG765
Architectural Style: Twentieth century timber cottages; vernacular
Physical Condition: Fair
Year Started: c1940-1950 **Year Completed:** c1940-1950
Satisfies Significance Criterion: B & E **Tenure:** Reserve

Statement of Significance: The group of three residential dwellings on the Herberton-Petford Road is part of the Irvinebank townscape – a townscape that comprises a suite of civic, industrial and residential buildings that are uncommon for their unity, intactness and high state of integrity (criterion B). Although on their own they are relatively modest structures, the residences form part of a highly attractive suite of buildings in a bush land setting and within a former industrial environment (criterion E).

History: Prospectors first located deposits of tin in the Irvinebank area in 1882 prompting John Moffat's associates to invest in mining there. Irvinebank soon became the centre of John Moffat's mining empire in the late nineteenth century: he built a home in Irvinebank and raised his family there. The town was rapidly developed for the mine operations with the first tin processing plant commencing operations in 1884. Irvinebank rapidly expanded and by 1901 was a thriving community of 619 people. In the first years of the twentieth century it had its own school, post office, banks, a number of hotels, stores etc. In 1911 it had a population, according to census figures, of 1264 people (although the actual figure appears to have been much higher). World War I saw a decline in Irvinebank's fortunes and in 1919 the Queensland government bought the assets of the Irvinebank Mining Company, only to see the operation lose money and ultimately fail. In 1933 Irvinebank's population was just 147 people. The tramline was closed in 1936 and the lines pulled up for reuse in 1941.

Physical Description: Three detached residential buildings; timber frame, cladding and stumps; pitched corrugated metal roof; central stairs to front door; paired casement windows on end elevations; no verandah.

7.9.7. Irvinebank Police Station



Map Index: IRV07
Address: Gordon Street, Irvinebank 4872
Property Description: Lot 16 on I3149
Architect/Designer: Queensland Colonial Government Architect
Architectural Style: Late Victorian timber cottage
Physical Condition: Good
Year Started: 1886 **Year Completed:** 1886
Satisfies Significance Criterion: A, B, D & E **Tenure:** Reserve

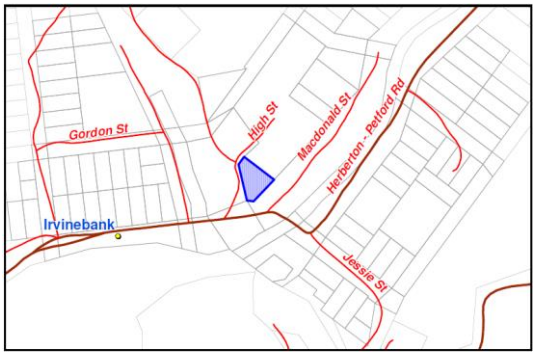
Statement of Significance: Irvinebank Police Station dates to the earliest years of Irvinebank's settlement, where it played an important civic role for several decades (criterion A). The building is part of the Irvinebank townscape – a townscape that comprises a suite of civic, industrial and residential buildings that are uncommon for their unity, intactness and high state of integrity (criterion B). It is a typical example of late nineteenth century law enforcement architecture and of Irvinebank architecture generally (criterion D). It is an attractive structure in its own right. Coupled with other nearby historic structures, it contributes positively to an important townscape with high aesthetic values (criterion E).

Local History: Prospectors first located deposits of tin in the Irvinebank area in 1882 prompting John Moffat's associates to invest in mining there. Irvinebank soon became the centre of John Moffat's mining empire in the late nineteenth century: he built a home in Irvinebank and raised his family there. The town was rapidly developed for the mine operations with the first tin processing plant commencing operations in 1884. Irvinebank rapidly expanded and by 1901 was a thriving community of 619 people. In the first years of the twentieth century it had its own school, post office, banks, a number of hotels, stores etc. In 1911 it had a population, according to census figures, of 1264 people (although the actual figure appears to have been much higher). World War I saw a decline in Irvinebank's fortunes and in 1919 the Queensland government bought the assets of the Irvinebank Mining Company, only to see the operation lose money and ultimately fail. In 1933 Irvinebank's population was just 147 people. The tramline was closed in 1936.

The Irvinebank Police Station was constructed in the earliest years of the town's settlement, being constructed in 1886. A court room was added in the 1890s (some sources say 1906). The Police Station was closed briefly in the 1930s and permanently in 1965. It has since been variously a private residence and tourist centre.

Physical Description: Tin and timber; asymmetrical plain front gable; verandah; sun hoods.

7.9.8. Irvinebank Post and Telegraph Office (Former)



Map Index: IRV08
Address: McDonald Street, Irvinebank 4872
Property Description: Lot 10 on RP711014
Architectural Style: Federation
Physical Condition: Good
Year Started: 1907 **Year Completed:** 1907
Satisfies Significance Criterion: A, B D & E **Tenure:** Freehold

Statement of Significance: Irvinebank Post and Telegraph Office played an important civic role at Irvinebank from 1907, during the town's boom period when mail communications were at their most important and through the steady decline of the town into the twentieth century (criterion A). The building is part of the Irvinebank townscape – a townscape that comprises a suite of civic, industrial and residential buildings that are uncommon for their unity, intactness and high state of integrity (criterion B). It is a typical example of early twentieth century post office architecture and of Irvinebank architecture generally (criterion D). It is an attractive structure in its own right. Coupled with other nearby historic structures, it contributes positively to an important townscape with high aesthetic values (criterion E).

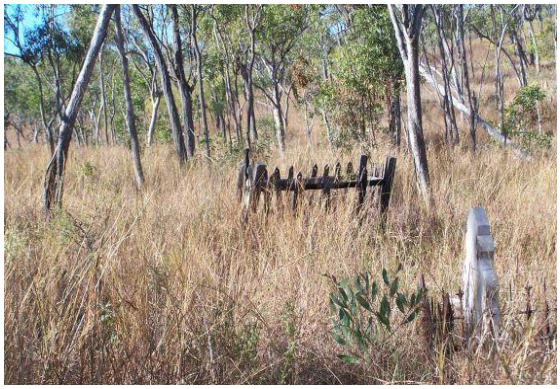
Local History: Prospectors first located deposits of tin in the Irvinebank area in 1882 prompting John Moffat's associates to invest in mining there. Irvinebank soon became the centre of John Moffat's mining empire in the late nineteenth century: he built a home in Irvinebank and raised his family there. The town was rapidly developed for the mine operations with the first tin processing plant commencing operations in 1884. Irvinebank rapidly expanded and by 1901 was a thriving community of 619 people. In the first years of the twentieth century it had its own school, post office, banks, a number of hotels, stores etc. In 1911 it had a population, according to census figures, of 1264 people (although the actual figure appears to have been much higher). World War I saw a decline in Irvinebank's fortunes and in 1919 the Queensland government bought the assets of the Irvinebank Mining Company, only to see the operation lose money and ultimately fail. In 1933 Irvinebank's population was just 147 people. The tramline was closed in 1936.

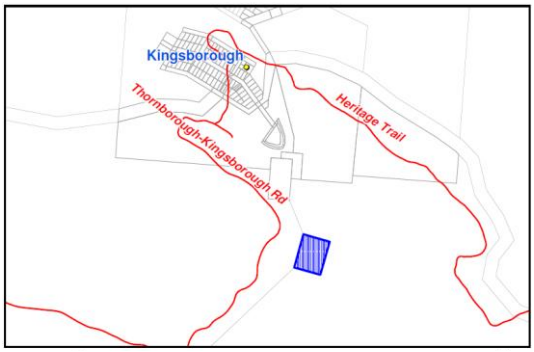
A postal agency operated out of the Jack and Newell Store at Irvinebank from 1884. It was replaced by this building in 1907 during Irvinebank's hey-day. This building operated as the Post and Telegraph Office from 1907 to 1933 when it became a 'postal agency'. It was finally closed in 1966 and has been variously a house and tourist tea rooms since.

Physical Description: Two storey tin and timber building; front and rear verandahs; sun hoods on side elevation windows; distinctive front verandah with deep valance to ground floor and dowelled balustrade.

7.10 Kingsborough Locality

7.10.1. Kingsborough Cemetery





Map Index: KIN01
Address: Unnamed Dirt Road (c1.5km west of old Kingsborough township)
Property Description: Lot 15 on C8104
Archaeological Potential: Yes
Physical Condition: Headstones in fair-to-poor condition. Overgrown graves and encroaching bushland.
Year Started: At least 1884 **Year Completed:** At least 1910
Satisfies Significance Criterion: A, D & E **Tenure:** Reserve

Statement of Significance: Kingsborough Cemetery dates to the earliest years of the area's settlement and includes the graves of some of its pioneers. The headstones in the cemetery reflect the ebbing fortunes of the town and provide testament to the hardships of life in the late nineteenth and early twentieth centuries (criterion A). Archaeological survey and/or excavation are likely to yield evidence of other, now lost, burials (criterion C). The cemetery is a good example of the kinds of mining-town cemeteries in the region, located within a lonely bushland setting on the edge of an abandoned town (criterion D). The cemetery is an evocative place with strong aesthetic qualities (criterion E).

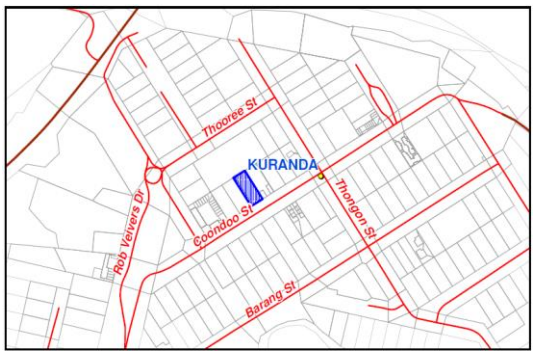
Local History: Kingsborough (and nearby Thornborough) were first settled as a result of a gold mining boom along the Hodgkinson River in the mid-1870s, prompted by the finds of James Mulligan in 1874. By 1877 Kingsborough and Thornborough each had populations of 1000 people and 20 hotels between them. Other minerals were discovered in the area (including wolfram and antimony) and Kingsborough continued to thrive into the early twentieth century (census figures record 272 people in 1881 and 305 in 1901, although these figures probably understate the population of the area). The town's fortunes declined as World War I approached. Only three hotels are recorded in Kingsborough in 1913 and the town had all-but ceased to exist by the late 1920s.

The Kingsborough Cemetery was in use from the early years of the town's settlement. The earliest surviving burial dates to 1884 but a great many other burials are evident but undated within the cemetery and earlier graves are possible. The latest surviving burial belongs to a David Sneddon, of Scottish birth, from 1910. Other later but now unmarked burials may have taken place there.

Physical Description: Small bushland cemetery. Contains five surviving headstones but evidence of other, now unmarked graves, is visible. Of the five surviving headstones, three belong to infants or young children.

7.11 Kuranda Locality

7.11.1. 9 Coondoo Street (Djurri Dadagal)



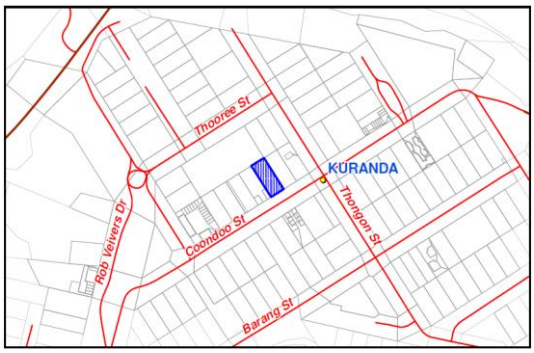
Map Index: KUR01
Address: 9 Coondoo Street, Kuranda 4881
Property Description: Lot 405 on NR7409
Architectural Style: Interwar vernacular timber cottage
Physical Condition: Good
Year Started: 1930s **Year Completed:** 1930s
Satisfies Significance Criterion: A, B, D & E **Tenure:** Freehold

Statement of Significance: 9 Coondoo Street reflects an important pattern in Kuranda's history, dating to the 1930s when the small rural village experienced a brief population boom as a result of the construction and opening of the Barron Falls hydro-electric station (criterion A). Although modified, it is one of only a handful of surviving residential buildings from the 1930s in the heart of the town (criterion B). It is an attractive representative example of a tin and timber residence in the region during the Depression, occupying a prominent location on one of Kuranda's main streets (criterion D and E).

Local History: The town of Kuranda was surveyed in 1888 and the rail reached the village by 1891. Kuranda remained a small rural village through most of the first half of the twentieth century although there was a brief rise in population when the Barron Falls hydro-electricity station was built (by 1935). In World War II Kuranda experienced another minor boom with American and Australian military using it as a base. 9 Coondoo Street dates to the Depression era. It was constructed in the 1930s and was presumably built in response to the influx of workers at the time of the construction of the Barron Falls hydro-electric station. It has been converted in recent decades for use as a shop but it retains its core original form.

Physical Description: Small cottage; set back off street; hipped roof extended over verandah; ripple iron on front and side; curved window shades over sash windows; other windows are casement with stained glass; stove recess; roof ventilator; modern porch added; original front verandah enclosed; side verandah enclosed.

7.11.2. 13 Coondoo Street (Former School of Arts Building; Tropical Pulse)



Map Index: KUR02
Address: 13 Coondoo Street, Kuranda 4881
Property Description: Lot 403 on NR7409
Architectural Style: Interwar vernacular timber residential style
Physical Condition: Good
Year Started: 1920 **Year Completed:** 1920
Satisfies Significance Criterion: A, B, D & E **Tenure:** Freehold

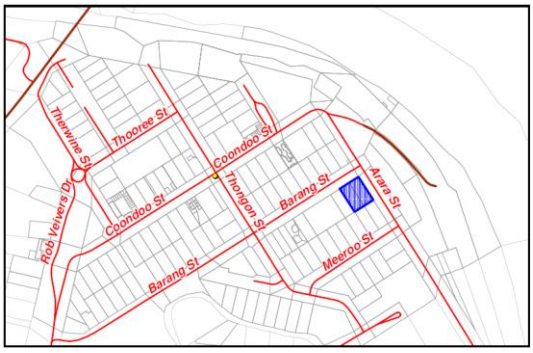
Statement of Significance: 13 Coondoo Street (the former School of Arts building) has played a number of important educational, social and cultural roles since its construction in 1920, providing an early venue for schooling and entertainment. It is part of a late nineteenth-early twentieth century historical trend reflected in the construction of School of Arts buildings across Australia (criterion A). It is one of only a few pre-1930s buildings to have survived in the town centre (criterion B). The building is representative of similar tin and Timber School of Arts buildings across the Tablelands from the first half of the twentieth century that provided a social and cultural focus for remote and rural communities (criterion D). It is an attractive building in a prominent location in the centre of Kuranda, making a positive contribution to the townscape (criterion E).

Local History: The town of Kuranda was surveyed in 1888 and the rail reached the village by 1891. Kuranda remained a small rural village through most of the first half of the twentieth century although there was a brief rise in population when the Barron Falls hydro-electricity station was built (by 1935). In World War II Kuranda experienced another minor boom with American and Australian military using it as a base.

13 Coondoo Street dates to an early period in Kuranda's history, when it was essentially a small rural village with limited resources and facilities. The building was originally Kuranda's School of Arts, built in 1920 to partly address the educational needs of the Kuranda community. It was constructed of timbers from an even earlier School of Arts building (1906) that had been destroyed by a cyclone. It was used for troop entertainment in World War II and housed a cinema until the 1970s (vestiges of the cinema survive inside). It has been converted for use as a shop but generally retains its original form.

Physical Description: Pyramidal roof with skillion verandah; exposed roof trusses; double roof ventilator; front and side verandahs (open front, side enclosed).

7.11.3. 22-26 Barang Street (Kuranda Backpackers Hostel; Grevillea; Methodist Youth Centre; YWCA)



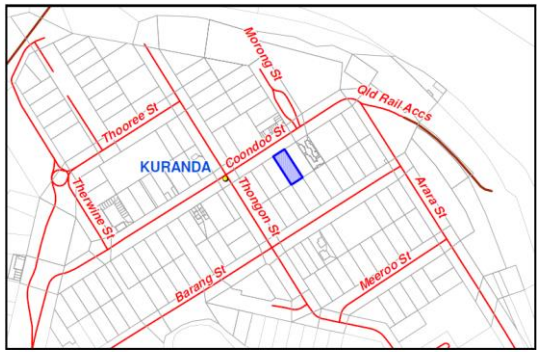
Map Index: KUR03
Address: 22-26 Barang Street, Kuranda 4881
Property Description: Lot 819 &820 on NR7424
Architectural Style: Federation
Builder/Maker: George Gummow
Physical Condition: Good
Year Started: 1910 **Year Completed:** 1910
Satisfies Significance Criterion: A, B, D & E **Tenure:** Freehold

Statement of Significance: 22-26 Barang Street, Kuranda dates to the early years of Kuranda's settlement and has played an important tourist and social role for the town ever since, being home to a prominent businessman and hostel accommodation for generations of visitors (criterion A). It has been modified a number of times over its life but the core remains part of one of the oldest buildings in the town, one of only a handful of a similar age that have survived (criterion B). Its form is a typical example of a wealthy businessman's dwelling in north Queensland at the time of its construction and representative of the tin and timber tradition (criterion D). It is a large house in a prominent high point in the street. It contributes positively to the character of the town (criterion E).

Local History: The town of Kuranda was surveyed in 1888 and the rail reached the village by 1891. Kuranda remained a small rural village through most of the first half of the twentieth century although there was a brief rise in population when the Barron Falls hydro-electricity station was built (by 1935). In World War II Kuranda experienced another minor boom with American and Australian military using it as a base. 22-26 Barang Street belongs to the early period of Kuranda's history, when it was essentially a small rural village with limited resources and facilities. It was built in 1910 for Cairns timber merchant George Gummow. By the 1940s it had been converted for use as a YWCA hostel. It was purchased by the Methodist Church for a youth centre in 1947 and was a popular venue for garden parties in the 1950s. It retains some of its earlier functions, presently operating as a backpacker's hostel.

Physical Description: Pyramidal roof; two storey; continuous line of casement stained glass windows along the upper level; timber clad; 1940s or 1950s rear extension; side stairs to new section; lower floor modernised; established garden setting.

7.11.4. 36 Coondoo Street (Jilli Binna Building)



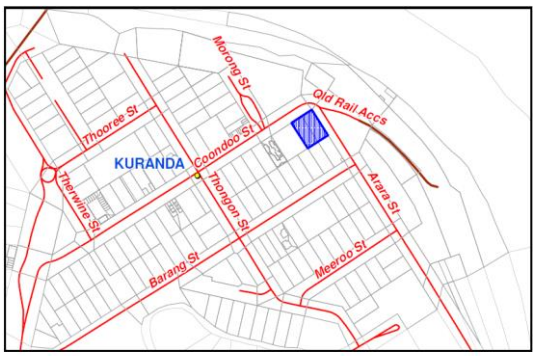
Map Index: KUR04
Address: 36 Coondoo Street, Kuranda 4881
Property Description: Lot 714 on NR7409
Architectural Style: Art Deco adaptation of traditional shop and residence
Builder/Maker: Jim Bartley, Kuranda
Physical Condition: Good
Year Started: 1930s **Year Completed:** 1930s
Satisfies Significance Criterion: A, B & E **Tenure:** Freehold

Statement of Significance: 36 Coondoo Street, Kuranda reflects an important pattern in Kuranda's history, dating to the 1930s when the small rural village experienced a brief population boom as a result of the construction and opening of the Barron Falls hydro-electric station (criterion A). It is one of only a handful of surviving buildings from the 1930s in the heart of the town and unique for its Art Deco style (criterion B). It is a highly distinctive building in an unusual (for the town) Art Deco style, and including ceramic tiles on the front facade. It makes a positive contribution to the streetscape (criterion E). It is a significant community hub for the local Aboriginal community (H).

Local History: The town of Kuranda was surveyed in 1888 and the rail reached the village by 1891. Kuranda remained a small rural village through most of the first half of the twentieth century although there was a brief rise in population when the Barron Falls hydro-electricity station was built (by 1935). In World War II Kuranda experienced another minor boom with American and Australian military using it as a base. 36 Coondoo Street dates to the period of the Barron Falls hydro-electric station. It was constructed in the 1930s in what was, for the time and region, an unusual architectural style (art deco). The ceramic tiles on the front façade were made by students of the Yarrabah Pottery Factory. It is now home to the Ngoonbi Co-Operative Society.

Physical Description: Art deco facade; originally fronted with verandah but since removed; two storey; rendered brick facade; shop downstairs and residence upstairs; built on sloping ground; concrete stumps at rear; casement windows on side elevations; ceramic panel on front of building using tiles.

7.11.5. Kuranda Hotel (Kuranda Hotel Motel; Remilton's Hotel; The Bottom Hotel)



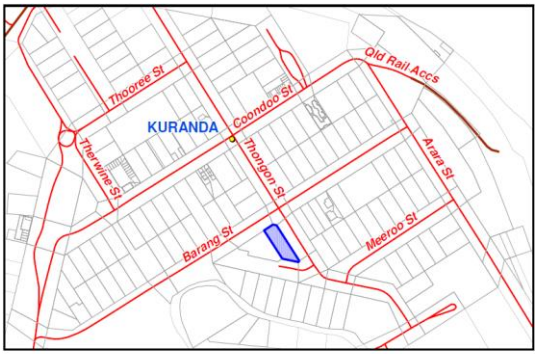
Map Index: KUR05
Address: Corner Arara and Coondoo Streets, Kuranda 4881
Property Description: Lots 719 and 720 on NR7409
Physical Condition: Good
Year Started: March 1890 **Year Completed:** March1890
Satisfies Significance Criterion: A & E **Tenure:** Freehold

Statement of Significance: The c1900 cottage annex within the Kuranda Hotel is a remnant of an important and early historic building in the town. It played its own historical role during World War II when it provided accommodation for medical personnel employed in the adjacent hospital (criterion A). Although much modified, it makes an important contribution to the aesthetic appeal of the Arara and Coondoo Street corner (criterion E).

Local History: A magnificent two-storey hotel was constructed on this site in 1891 by Mr Charles Standen, who promoted it as a health retreat in the mountains. It was known as Remilton's Hotel from 1899 to 1910. In c1900 a cottage annex was constructed on the corner of Arara and Coondoo Streets, very much overshadowed by the main hotel building. In World War II an army camp and hospital was constructed in the grounds and the annex was occupied by medical personnel. The complex of buildings became a leave centre for US servicemen. In the 1970s the 1891 structure was demolished to make way for the extant modern building but the cottage annex has been retained and remains on the street corner.

Physical Description: Single storey complex vernacular bungalow under hipped, multi-gable fronted iron roof; skirting open verandahs with corner gabled entry.

7.11.6. Kuranda Queensland Country Women's Association Hall



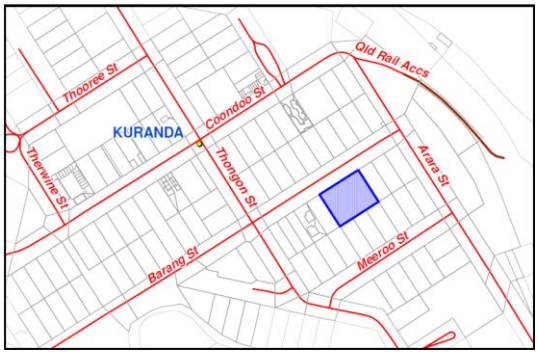
Map Index: KUR06
Address: Corner Thongon and Barang Streets, Kuranda 4881
Property Description: Lot 81 on NR7364
Physical Condition: Good
Architectural Style: 1940s vernacular timber
Year Started: 1940 **Year Completed:** 1940
Satisfies Significance Criterion: A, D, E & G **Tenure:** Reserve

Statement of Significance: The Kuranda QCWA Hall has served a number of important social and cultural functions since the 1940s, contributing to the town's development and being part of the historical QCWA movement (criterion A). The QCWA Hall is representative of the many similar community halls that were scattered across the Tablelands during the first half of the twentieth century, providing a social and cultural focus for remote and rural communities (criterion D). It is an uncharacteristically large timber (with concrete additions) building on the edge of Kuranda's centre making a positive contribution to the townscape (criterion E). The building has close associations with the culturally important and socially influential Country Women's Association (criterion G).

Local History: The town of Kuranda was surveyed in 1888 and the rail reached the village by 1891. Kuranda remained a small rural village through most of the first half of the twentieth century although there was a brief rise in population when the Barron Falls hydro-electricity station was built (by 1935). In World War II Kuranda experienced another minor boom with American and Australian military using it as a base. The QCWA Hall in Kuranda dates to this period. The timber part of the hall was opened 7 September 1940 and was used for troop dances and entertainment during the war. The concrete extension to the building dates to 1984 (built with funds from the Kuranda Lions Club).

Physical Description: Tin and timber core structure with 1980s extension on one side; short front verandah with gabled porch; modern stumps; casement windows on side elevation of 1940s building.

7.11.7. St Christopher's Catholic Church



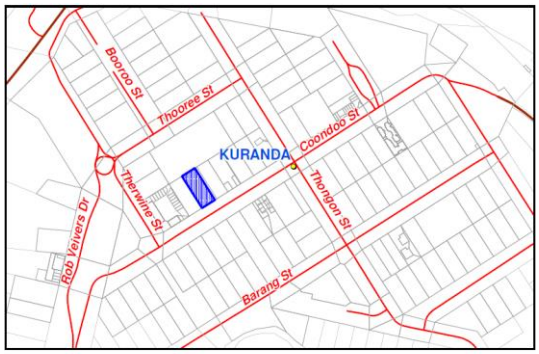
Map Index: KUR07
Address: 16-20 Barang Street, Kuranda 4881
Property Description: Lot 815 on SP202156
Architectural Style: Interwar Carpenter Ecclesiastical
Physical Condition: Good
Year Started: 1938 **Year Completed:** 1938
Satisfies Significance Criterion: A, D, E & G **Tenure:** Freehold

Statement of Significance: St Christopher's Catholic Church has served the Catholic community since the 1930s, providing a venue for spiritual and community needs (criterion A). It is representative of north Queensland small-community churches of the 1930s with typical form and fabric (criterion D). It is an attractive church with some architectural elaborations, occupying a prominent position on Barang Street and making an important contribution to the townscape (criterion E). It has close associations with the Catholic community of Kuranda and the wider area, and is highly valued by the community (criterion G).

Local History: Prior to 1938 the Catholic community in Kuranda would meet in the home of locals Kate and John Kelly, a surprising circumstance given how active the Catholic Church had been elsewhere in the Tablelands, especially centred on Herberton. However, St Christopher's Catholic Church was opened on 3 July 1938.

Physical Description: Gable-form church building with steep pitched roof; corrugated metal cladding; later rear extension; porch with pitched roof on front elevation with steps to side entrances; later metal stumps; four paired arched casement windows on side elevations; minor elaborations to barge boards on porch and church; decorative gable on front elevations of church and porch.

7.11.8. St Saviour's Anglican Church



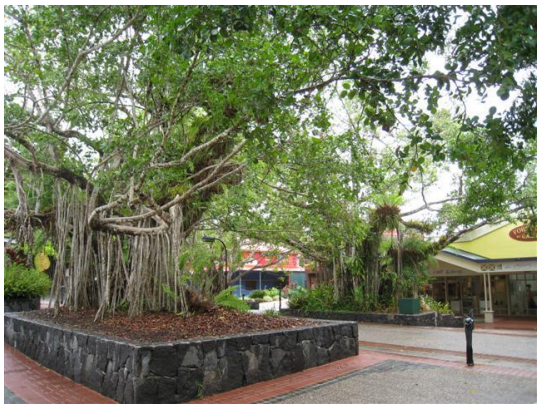
Map Index: KUR08
Address: Coondoo Street, Kuranda 4881
Property Description: Lot 406 on NR7409
Archaeological Potential: Yes
Physical Condition: The building has been well-maintained. New windows were inserted in 1943. There has been some restumping. A new floor was added in 1960. There was further maintenance work in 1978.
Architectural Style: Early twentieth century Queensland vernacular Ecclesiastic
Builder/Maker: Mr Arthur Newman and Mr W Moule
Year Started: 1915 **Year Completed:** 1922
Satisfies Significance Criterion: A, D, E & G **Tenure:** Freehold

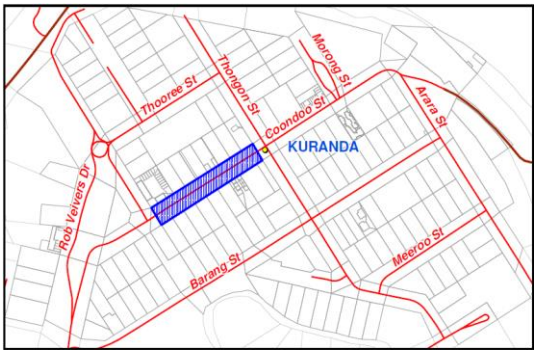
Statement of Significance: St Saviour's Anglican Church dates to the early years of Kuranda's settlement, and has served the community for almost a century, providing a venue for spiritual and community needs (criterion A). It is an excellent example of its type being a typical 'tin and timber' structure, adapted to meet the environmental needs of north Queensland (criterion D). It is an attractive church with an unusual front verandah, occupying a prominent position on Coondoo Street and making an important contribution to the streetscape (criterion E). It has close associations with the Anglican community of Kuranda and the wider area, and is highly valued by the community (criterion G).

Local History: St Saviour's Anglican Church was constructed using timbers donated by the local teamsters and volunteer labour. Construction started in 1915 and the building was dedicated by the Bishop of North Queensland, Bishop John Oliver Feetham, on 22 October 1922.

Physical Description: Transverse front verandah with pointed arch-profile valances and skillion roof; original single-skin walls; later freestanding belfry; pitched roof with unadorned gable; exposed timber frame.

7.11.9. Coondoo Street, Kuranda - Fig Trees





Map Index: KUR09
Address: Coondoo Street, Kuranda 4881
Property Description: N/A
Archaeological Potential: Yes
Physical Condition: Good
Year Started: 1918 **Year Completed:** 1918
Satisfies Significance Criterion: A, D & E **Tenure:** Road Reserve

Statement of Significance: The Coondoo Street fig trees have been an important part of the streetscape for almost a century and reflect the large sacrifice that small-town north Queensland made towards the war effort (criterion A). The plantings are representative of the World War I (and similar World War II) memorials in the Tablelands region, including other Anzac trees (eg Tolga and Watsonville) and a number of cenotaphs (criterion D). They are large, mature and shady trees that are a distinctive feature of the town's streetscape. They are local landmarks (criterion E).

Local History: The town of Kuranda was surveyed in 1888 and the rail reached the village by 1891. Kuranda remained a small rural village through most of the first half of the twentieth century. The fig trees in Coondoo Street were planted in 1918. The sources do not record that they were commemorative World War I plantings, but this was a common practice at the time and that is likely to have been their original purpose.

Physical Description: A row of large fig trees that are also home to a variety of ferns, mosses, orchids and vines, in addition to a range of birdlife.

7.11.10. Grave of JWH Keating

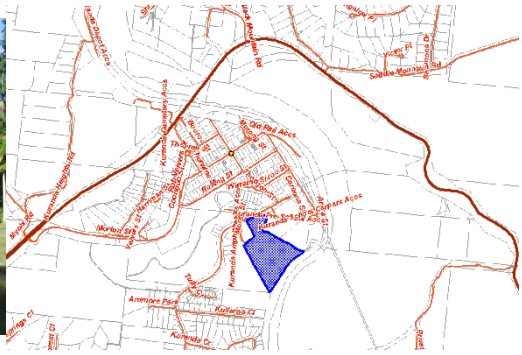
Map Index: KUR10
Address: Therwine Street, Kuranda 4881
Property Description: N/A
Archaeological Potential: Yes
Physical Condition: Fair
Year Started: 1903 **Year Completed:** 1903
Satisfies Significance Criterion: A, B, D & E **Tenure:** Road Reserve

Statement of Significance: The grave of JWH Keating dates to the early years of Kuranda's settlement and commemorates an unknown pioneer (criterion A). Although other lone graves and small cemeteries exist in rural areas across the region Keating's grave is unique in the Tablelands for its location so close to the centre of a thriving town. It is in a vulnerable location (criterion B). The grave is representative of the deaths and lonely burials of countless early settlers across the Tablelands in the late nineteenth and early twentieth century (criterion D). It is an evocative feature of the streetscape and has become something of a local landmark (criterion E).

Local History: The town of Kuranda was surveyed in 1888 and the rail reached the village by 1891. Kuranda remained a small rural village through most of the first half of the twentieth century although there was a brief rise in population when the Barron Falls hydro-electricity station was built (by 1935). The lone grave of JWH Keating dates to 2 October 1903 when Kuranda was still a young, very small settlement with limited resources and facilities. The young man it commemorates is unknown.

Physical Description: A marble headstone with cross laid flat on a concrete slab just off the footpath on Therwine Street; chained off; slab reads: 'In memory of JWH Keating died October 2 1903. Aged 17 years and 8 months. A Tribute from two who loved him. RIP.'

7.11.11. Kuranda Amphitheatre



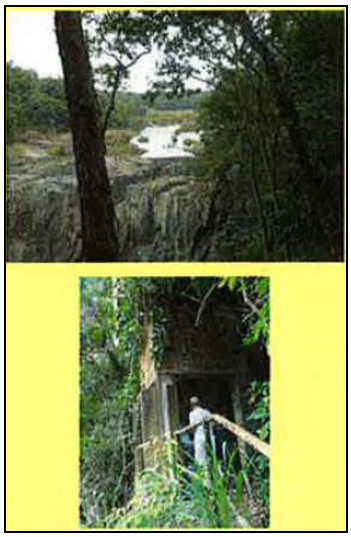
Map Index: KUR11
Address: Barron Falls Rd, Kuranda
Property Description: L531 NR5975
Physical Condition: Good
Year Started: 1979 **Year Completed:** 1980
Satisfies Significance Criterion: A, E, G **Tenure:** RE

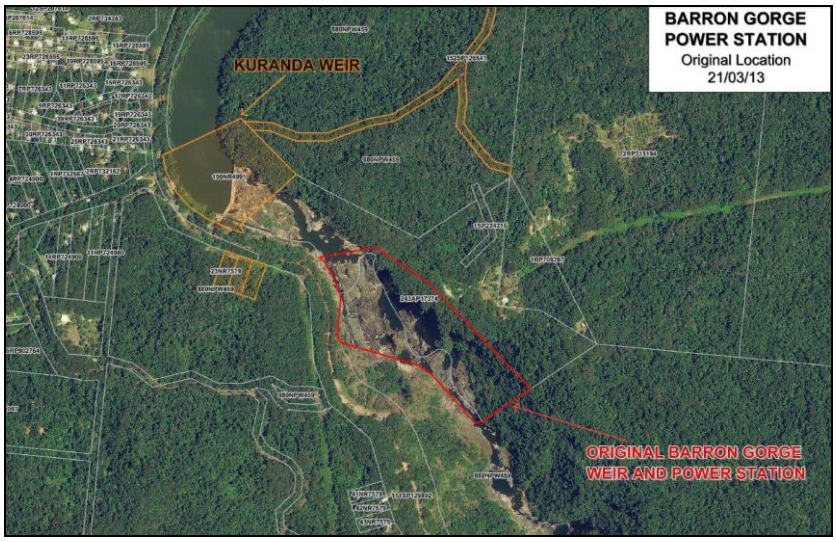
Statement of Significance: The Amphitheatre is a multi-purpose community arts venue, voluntarily managed by the people of Kuranda since its inception in the late 1970's. It is unique for a live venue of its capacity and stature, attracted many high profile and international bands and musicians, to be entirely community run (criterion A). In its 25 years, the Amphitheatre has enjoyed a great variety of events from rock concerts, classical music, opera, theatre, dance and school events, fundraisers, annual Kuranda Spring and Kuranda Reggae festivals and community gatherings. Many locals see the Kuranda Amphitheatre as the beating heart of their community. It is a beautiful place in the forest whose essence is peace and tranquillity (criterion G). It is an attractive site, featured an open air main stage and sculptured terraces nestled in a tropical rainforest setting. It has been described as a "quintessential Far North Queensland location for its aesthetic values (E).

Local History: In October 1978 the vision of an outdoor entertainment centre became a reality when Kuranda residents approached the Shire Council for use of recreation land on Barron Falls Rd. Permission was granted in November 1979 after a period of negotiation, and work began on a sound shell to be formed on a voluntary basis. The site was opened in November 1980, and named the Kuranda Amphitheatre, and the first festival was staged there in spring the following year. Over the past thirty years it has hosted a colourful string of international acts as well as iconic Australian bands, and launched the careers of several local musicians such as Zenith and Dan Sultan. Throughout this period, the Amphitheatre continued to be managed as a community facility by a volunteer committee and workforce.

Physical Description: The Kuranda Amphitheatre is a sculptured botanical site set in rainforest gardens with grass terraces that hold up to 3500 people. It is centred on a large distinctive, covered sound shell, constructed of steel frame, wooden floor, colour bond roof and concrete foundation. The Understage has been developed as a smaller venue underneath the main stage, catering for events attracting up to 200 patrons. This space is used for theatrical performances and workshops, live music, national seminars, meetings, school discos and also dressing rooms for main stage performances. Close to the entrance the Top Pavilion houses kitchen and bar facilities, a small undercover stage suitable for smaller performances and its own grassy terrace.
It is situated adjacent to World Heritage areas of Barron Falls National Park and Jum Rum Heritage Walking Trail, and comprises 1.62 hectares of leased land. The area is fully fenced and can accommodate up to 3500 patrons. A series of curved, grassed terraces gently slope to a raised, covered stage.

7.11.12. Barron Falls Hydro-Electric Power station and original power house site





Map Index: KUR12
Address: 1015 Kennedy Highway, Kuranda (accessed by private access road)
Property Description: Lot 243 on AP17374 & Lot 880 on NPW459
Archaeological Potential: Yes
Physical Condition: Original underground power - poor. Weir and base power station - good.
Year Started: 1932 **Year Completed:** 1935
Satisfies Significance Criterion: A, C, F **Tenure:** Leasehold & National Park

Statement of Significance: The Barron Falls Hydro Electric Power Station was Queensland's first hydro-electric power station and represents major technical and engineering achievement for its time, which overcame significant physical constraints of the site, including precipitous cliffs, torrential flooding rains and densely rain forested slopes (criterion A). The 3.8MW plant was the first underground power station in Australia and supplied the Cairns area with electricity for 28 years (criterion F). The development of Barron Gorge Power Station was a major piece of capital investment into the development of Far North Queensland's Infrastructure, which resulted in reticulated electricity supply to Cairns, Gordonvale and later key towns of the Tablelands. It resulted in a spike in population growth in Kuranda, resulting in the construction of many of the older commercial and public buildings of the town, which continue to make significant, positive contribution to the town's streetscape and character. The original underground power house site, intake works and network of dams and weirs are largely stripped of many of their mechanical components, but the remnants still retain some potential to yield information about the major feat of early, renewable power generation (criterion C).

Local History: A proposal to construct a hydro-electric power station at Barron Falls was first suggested in 1897, specifically to power ore reduction works to treat ores from the Chillagoe Mines. There was considerable opposition to this proposal and it was abandoned in 1900, when a change of Government made its success unlikely. The episode was most likely a catalyst for the declaration of the Barron Falls as a National Park in September 1900.

However, discussion of the Barron's potential never died. It was mentioned in a lecture given by Kilburn Scott at Sydney's Royal Society Engineering lecture of 1908. In 1912 the Cairns Post reported that the Queensland Government had turned down further possible schemes to generate power from Barron Falls. Some discussions occurred thereafter but were put aside during the First World War after which it became something of a perennial question with opinion pieces appearing from time to time over the following decade. Eventually, the question became a clamour with various lobbyists and boosters promoting the scheme. The government was cornered into carrying out preliminary investigations and these were followed up by more expert opinion and four substantiative reports on the issue. In 1923 the Cairns

Hydro Electric Power Investigation Board was formed and made up of Councillors of Cairns City, Cairns Shire, Woothakata, Tinaroo and Eacham shires.

In 1927 P.A.W Anthony was appointed as the Engineer Manager and then as Engineer to the Investigation Board. The scheme was costed at £328,000.00 but the Queensland Government decided that the cost may not have been worth the undertaking. By 1928 there were urgings to the Government to reconsider the matter by the Premier, the Cairns Mayor and the chairman of the Council as the existing coal fired power plant in McLeod Street required enlarging. In considering the cost benefit of the scheme it was noted that Mt Mulligan and Bowen Coal was used for McLeod Street and this could be more than offset by the Hydro Scheme.

Once favourable consideration had been gained, Commonwealth and Tasmanian hydroelectric engineers were made available to investigate the practicality of the scheme which was re-costed at £100,000.00 provided the works were on the coastal side of the Gorge. In May 1930 the Barron Falls Hydro Electric Board was formed and comprised of Cairns City and Cairns Shire Councils with Mr W.A. Collins as chairman.

The Commonwealth Bank of Australia was convinced to advance a £100,000.00 loan on the Queensland Government Treasurer's guarantee. Arrangements for these loan funds were completed by 1931. However, due to the depression the State Premier of the time Mr Forgan-Smith, sought to delay the scheme finally allowing the acceptance of tenders in 1932.

Mr Flockhart, a Tasmanian government hydro-electric engineer undertook construction of the scheme and was appointed the consulting engineer to the BFHEB until mid 1935. The appointed tenderers were: Bradshaws Ltd for the headworks, the tunnels and the power station excavations and construction, Siemens Ltd & Australian General Electric Co Pty Ltd for machinery, batteries and switchboards, Walkers Ltd for pipes in the tunnel and Overhead Constructions Ltd for the transmission lines.

Construction commenced on the 20 August 1932 on the Kuranda side of the Gorge and the scheme consisted of: No. 1 dam closest to Kuranda with three weirs, No. 2 dam with a 100 yard diversion tunnel to the Street Creek cutting and thence via the screenings and pipe lines ¼ mile long to the power station. The power station consisted of two 2,000hp turbines consuming 50 cuft/sec of water when at full load (thus creating 200 lb/sqinch pressure on the turbine rotors). Emergency lighting batteries were installed alongside the switchboard. The water pressure was to produce a 3 phase alternating current of 6,600 volts when the turbines ran at 1,000 rpm. The alternators were to be manufactured by the English Electric Company of Rugby, England.

During the initial construction phase the delivery of equipment was complex. It first came by train to a rails siding, was transferred over the falls and then lowered by tramway to the worksite below. There was no road in the early 1930's, but there was the railway on the opposite bank, to which equipment was hauled. A flying fox spanned the Gorge and a fragile bridge was also constructed across the top of the Barron Falls; however this failed to withstand seasonal floods.

The power station was initially outdoors on a ledge above the Gorge which was subject to falling rocks and landslides. In the early years of construction, the unsafe conditions at the power station site resulted in the accidental deaths of four workers, all on separate occasions. In January 1934 the Board took over the Bradshaw contract and this in part was due to problems created by storms washing away 6 months work in one night. Torrential rain also caused landslips bringing down a flying fox and creating an obvious peril for the planned outdoor power station. The construction was also marred by a number of accidents and fatalities.

In response to safety concerns and fatalities, it was decided that plans to build an outdoor power station be abandoned. It was decided it would be hewn out of the eastern cliff in a chamber 84ft long, 27ft wide and 26ft high arched cavern with a waterproof roof. Below the floor were an inspection area and a 15ft outfall pit carrying the water out of the turbines. All

this work to change the power station into an underground building and re-divert the water was to add a further £50,000 to the scheme.

Transformers and the power line division were to occur at the top of the gorge with six copper cables combining 2 x 22,000 volt three phase circuits transmitting power to Cairns. The lines travelled over the range to Smithfield then diverted either north to the beaches or south to Stratford an then Cairns. Another line travelled to Kamerunga then followed the road to Redlynch, Freshwater and onto Cairns.

In 1935 the long awaited Barron Falls hydro-electricity station was finished, only to be supplanted by a second powerhouse downstream in 1963. The construction of the hydroelectric scheme brought a brief influx of population, disguising an ongoing population decline. The scheme was officially opened by the Governor of Queensland, Sir Leslie Wilson, on 20th November 1935. The opening of the scheme consisted of the a special train to Bradshaw's siding, then crossing the Barron River by boat to the pylon at Dam No. 2 where the Governor manipulated gears to open the headrace gates which released water to the diversion tunnel where it ran to the Streets Creek intake thence onto the power station. After these ceremonies the party returned to Kuranda for the luncheon with 140 guests and the obligatory speeches, Mr WA Collins was then asked to switch on the power supply at Kuranda, the first town to be connected. A ceremony was also performed to erect the first power pole for the scheme running to Mareeba, Tolga and Atherton which were all to be completed at a later date.

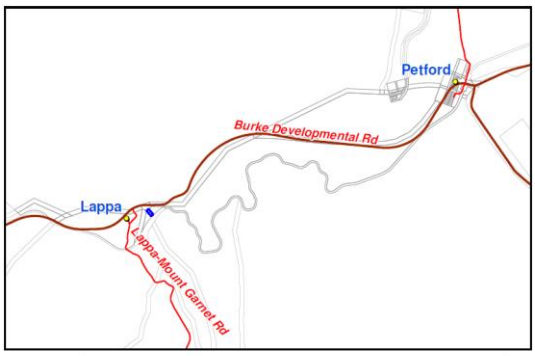
That night in Cairns the Government ceremonies were completed with a switching on of an electric map of Queensland containing the illuminated words "Barron Gorge" before a 1,000 strong audience. Electric street lamps were then also switched on using hydro power. This fanfare was in contrast to the somewhat low key switch on from the McLeod St power station originally performed by Mrs A Draper in 1925. The inland line was to run from Kuranda to Mareeba, then Tolga and Atherton where the power station was to be connected and the existing power plant modified as a standby generator. The towns of Kamerunga, Redlynch, Freshwater and Stratford were connected on the 21st November 1935.

Demand for power soon exceeded supply and in 1940 the two 1,200kW turbo alternators were supplemented by a 1,400kW unit. The original site was largely dismantled and decommissioned in 1959 and the currently operating Barron Gorge Power Station was built further downstream in 1963.

Physical Description: The original underground is largely inaccessible, and has been stripped of most of its infrastructure, leaving cast iron internal mechanism. It was constructed by tunnelling into the rock and coated with a concrete plaster. The original access to the site remains, and looks like a set of stairs laid on the ground. The flying fox over the gorge has been removed. Some original intake works from the Barron River, and smaller weirs and dams down the face of the Barron Falls remain. The weir wall has been reconstructed, and the original structure is concealed underneath later works.

7.12 Lappa Locality

7.12.1. Lappa Junction Hotel (Espanola Hotel)



Map Index: LAP01
Address: Lappa Junction, Lappa 4871
Property Description: Lot 1 on MPH24934
Archaeological Potential: Yes
Architectural Style: Vernacular
Physical Condition: Poor
Year Started: 1906 **Year Completed:** 1906
Satisfies Significance Criterion: A, B & E **Tenure:** Freehold

Statement of Significance: The Lappa (or Espanola) Hotel was for a brief period the focus of social life at Lappa Junction, when it was one of the first and most important buildings in the town (criterion A). It is now a rare surviving building from the once thriving little community, and an uncommon example of a railway junction hotel in abandoned setting in the region (criterion B). The hotel is an evocative building in an isolated and all-but abandoned town setting (criterion E).

Local History: The privately-owned Chillagoe Railway and Mining Company built the Mareeba to Chillagoe line through Lappa in October 1900. Lappa was also the junction for the Mt Garnet branch line. Several buildings were built at the junction over the next few years, including the Espanola Hotel in 1906. The line was taken over by the government in 1914 but traffic was always light and the line was removed in 1962. The hotel is now a museum.

Physical Description: Vernacular tin and timber, single storey hotel adjacent to railway line; covered verandah on front elevation with single posts; pitched roof; bushland setting in abandoned town; corrugated gal iron walls.

7.13 Mareeba Locality

7.13.1. Civic Building

Map Index: MAR01
Address: 101 - 105 Byrnes Street, Mareeba 4880
Property Description: Lot 406 on M3563
Architectural Style: Postwar - Art Deco 'Moderne' Influences
Physical Condition: Good
Year Started: Late 1950s **Year Completed:** Late 1950s
Satisfies Significance Criterion: A, D & E **Tenure:** Freehold

Statement of Significance: The Civic Building in Mareeba has been an important commercial building since the late 1950s (possibly early 1960s), reflecting in its size and function the prosperity of the area as a result of the development of the tobacco industry and irrigation (criterion A). The building is an excellent representative example 1950s-1960s commercial development in Mareeba, which at the time was heavily influenced by international architectural fashions (criterion D). It incorporates a striking and unusual facade for the Tablelands region that makes a highly positive contribution to the streetscape. It enhances the 1950s-1960s character of Mareeba -a town that boasts a number of fine architectural pieces from this era (criterion E).

Local History: Farmers in the Mareeba district began experimenting with tobacco in the 1920s, with increasing success into the 1930s when they pressed the government for irrigation water to boost yields. During the war, demand for tobacco (and farm produce generally), increased and after the war the tobacco-growing industry boomed. Mareeba experienced a rapid population growth, with many migrants settling in the area. Tobacco farming (and farming generally) continued to prosper after Tinaroo Dam was completed in 1958. The Civic Building dates to this late 1950s-early 1960s period of prosperity, which is reflected in its confident use of architectural fashions, also found elsewhere in Mareeba, which today continues to boast a number of attractive 1950s-1960s buildings. The Civic Building had been constructed by 1961 when it featured in local postcards of Byrnes Street.

Physical Description: Large building, two storey height, rectangular in plan, with cgi gabled roof; distinctive concrete masonry facade with suspended awning over footpath; vertical angled fin on facade; three horizontal lines to fin's right and the word 'Civic' to its left; row of windows on second level, above awning, framed by vestigial sunhoods and vertical expressed jambs; unsympathetic hoarding-like signage parapet installed above awning.

7.13.2. Mareeba Mosque

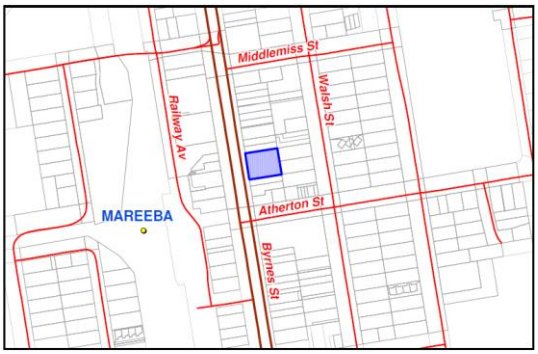
Map Index: MAR02
Address: Corner Walsh and Lloyd Street, Mareeba 4880
Property Description: Lot 311 on M3563
Architectural Style: Modern Islamic (Interpretive)
Physical Condition: Good
Year Started: 1970 **Year Completed:** 1970
Satisfies Significance Criterion: B, E & G **Tenure:** Freehold

Statement of Significance: The Mareeba Mosque is an uncommon feature of not just the region but also of the State, being the first and only mosque in the town and one of only a small number of mosques in Queensland (criterion B). It is architecturally distinctive with its white minaret and pediment with Arabic script, and has become a local landmark (criterion E). It has strong and close associations with the Albanian community on the Tablelands (criterion G).

Local History: Islamic Albanians first began arriving in the Mareeba area in the 1930s, working in the cane fields around Cairns and later in the tobacco industry. In 1952 they began worshipping in a house specially purchased for that purpose. The extant mosque was constructed in 1970 and has been the home of Islamic worship in Mareeba and the surrounding area since.

Physical Description: Symmetrical façade with white (painted/rendered) central portal and pediment surmounted by crescent; orange-red brick; minaret.

7.13.3. Peninsula Pub (Peninsula Hotel)



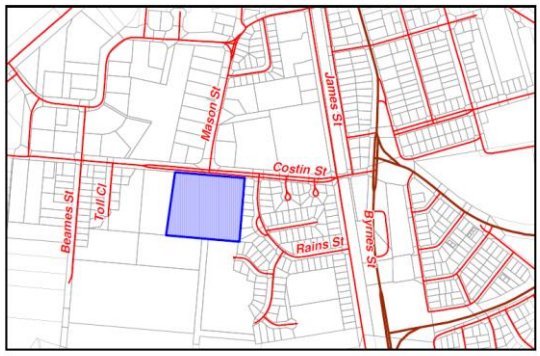
Map Index: MAR03
Address: 117-123 Byrnes Street, Mareeba 4880
Property Description: Lot 403 & 404 on M3563
Architectural Style: Interwar Bungalow Revival (Interpretive)
Physical Condition: Good
Year Started: 1930 **Year Completed:** 1930
Satisfies Significance Criterion: A, B, D & E **Tenure:** Freehold

Statement of Significance: The Peninsula Pub in Mareeba has been a centre for the town's recreation and entertainment since its construction in 1930 (criterion A). It is an uncommon interwar hotel in Mareeba, and one of its oldest surviving hotels (criterion B). It is an excellent example of its type, notwithstanding some more recent alterations and additions, with a typical main street façade and interior (criterion D). The hotel is one of the largest buildings on the main street and it is an important feature of the streetscape, with an attractive façade. It is a local landmark (criterion E).

Local History: The original hotel on this site was the Highlander Hotel, which became the Imperial Hotel in the 1890s (in the ownership of Paddy Byrnes). The Imperial burnt down in the 1890s, and was replaced by Dunlop's Hotel after 1906. Dunlop's Hotel was also destroyed by fire (in 1929) and it was replaced by the extant building in 1930.

Physical Description: The front section was rebuilt in 1951. The main bar was renovated in 1971. Two storey; front verandah with twinned posts on both levels; slat balustrades and deep sign valance; tin roof with short central gable on verandah roof, otherwise half-gabled roof form; tin sun hoods over side windows.

7.13.4. Mareeba Pioneer Cemetery (Costin Street Cemetery)



Map Index: MAR04
Address: 37 Costin Street, Mareeba 4880
Property Description: Lot 1 on M356205 & Lot 2 on M35660
Archaeological Potential: Yes
Physical Condition: Headstones in fair-to-excellent condition. Well maintained. The names of 1700 persons are recorded as buried here but the location of their graves is unknown.
Year Started: At least 1884 **Year Completed:** At least 1910
Satisfies Significance Criterion: A, C, D, E, G & H **Tenure:** Reserved

Statement of Significance: Mareeba Pioneer Cemetery dates to the earliest years of the town's settlement and includes the graves of some of its earliest pioneers. The headstones in the cemetery reflect the ebbing fortunes of the town and provide testament to the hardships of life in the late nineteenth and early twentieth centuries (criterion A). The many detailed epitaphs on the headstones have the potential to yield important information about the population of the area, age at death and causes of death (criterion C). The cemetery is a striking and unusual feature of what is now a developing residential and semi-industrial area, incorporating a mix of ornate and simple headstones and reflecting a range of religions and nationalities (criterion D). The cemetery is a well-known local landmark that includes a number of attractive headstones (criterion E). It has strong associations with the town and is highly valued by the community (criterion G).

Local History: Established in 1893. The earliest surviving headstone dates to 1896, and the latest to 2007. Anecdotal evidence suggests that the cemetery includes early Chinese burials. However, the registers record no such burials. Although the cemetery is known as the Pioneer Cemetery, it is actually Mareeba's second, and possibly third, cemetery. An honour roll within the cemetery (located under a modern rotunda in the cemetery grounds) records the names of over 1700 people buried in the cemetery but whose graves cannot now be identified.

Physical Description: Cemetery within an urban environment. A busy road forms one boundary (Costin Street). The other boundaries are fringed with trees. Otherwise, minimal landscaping. Multi-denominational. A mix of ornate and simple headstones and grave markers. Includes interpretative signage within modern rotunda.

7.13.5. Mareeba Shire Council Office (former)

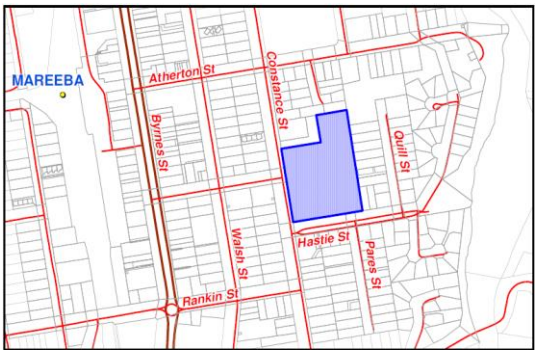
Map Index: MAR05
Address: Corner Walsh and Rankin Streets, Mareeba 4880
Property Description: Lot 1 on M35636
Architectural Style: Interwar Stripped Classical (Moderne) (with post-modern additions)
Builder/Maker: Mr Bill Chamberlain (a local contractor)
Physical Condition: Good
Year Started: 1924 **Year Completed:** 1924
Satisfies Significance Criterion: A & E **Tenure:** Reserved

Statement of Significance: The Mareeba Shire Council offices have played an important civic role in the district since their construction in the 1924, being the focus for municipal activities (criterion A). It is an attractive building in the Interwar Stripped Classical style that makes a pleasant contribution to the streetscape (criterion E). The heritage values of the building are confined to the original/early elements of the building, particularly the Walsh Street end.

Local History: This building was constructed in 1924, five years after the Woothakata Shire Council moved to Mareeba from Thornborough. It replaced an earlier galvanised iron building. The business of the Chillagoe and Walsh Shires was also carried out in this building after they were amalgamated with the Woothakata Shire in 1932. They were renamed the Mareeba Shire in 1947.

Physical Description: Symmetrical façade around portico; stepped pediment; separate steps leading to two entrances in front elevation; paneled double doors; twinned posts on portico; post-modern extensions at rear. Renovated. Later extensions evident. Obtrusive communications equipment on the roof.

7.13.6. St Thomas of Villanova Catholic Church



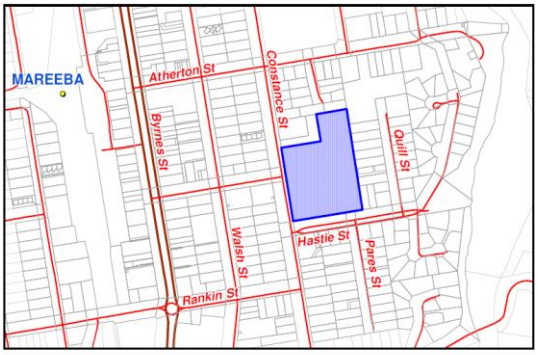
Map Index: MAR06
Address: Constance Street, Mareeba 4880
Property Description: Lot 4 on SP231872
Architect/Designer: Mr Vince Doyle
Architectural Style: Interwar Spanish Mission Style
Builder/Maker: Mr Vince Doyle
Physical Condition: Good
Year Started: 1931 **Year Completed:** 1931
Satisfies Significance Criterion: A, E & G **Tenure:** Freehold

Statement of Significance: St Thomas of Villanova, Mareeba is on a site dedicated to Catholic worship from the earliest days of Mareeba's settlement. St Thomas's has served the community for over 70 years, providing a venue for spiritual and community needs (criterion A). It is an attractive but unusual structure being built in the Spanish Mission style. It is in a prominent location and makes a highly significant aesthetic contribution to Mareeba. Its aesthetic qualities extend to its interior (criterion E). It has close associations with the Catholic community of Mareeba and the wider area, and it is highly valued by that community (criterion G).

Local History: The first Catholic Church on the site was constructed in 1894 (some sources say 1886). It was replaced by a second wooden church in 1912 which burnt down in 1931. The foundation stone for the extant church building was laid in 1937, and the first service was held in the completed building in 1937.

Physical Description: Gable form church with engaged bell tower; reinforced concrete construction; symmetrical façade with steeply pitched roof and decorative parapet surmounted by cross and Virgin Mary; grouped arched window openings above and either side of entrance; triple arched loggia entry on front elevation; side porticos.

7.13.7. St Thomas's Priory (The Roman Catholic Trust Corporation fro the Diocese of Cairns)



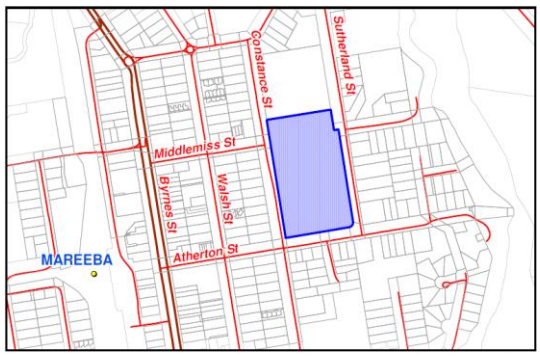
Map Index: MAR07
Address: Constance Street
Property Description: Lot 4 on SP231872
Architectural Style: Edwardian
Builder/Maker: Mr Sargent
Physical Condition: Good. Apparently recently renovated
Year Started: 1913 **Year Completed:** 1913
Satisfies Significance Criterion: A, E & G **Tenure:** Freehold

Statement of Significance: St Thomas's Priory was an important part of the development of the Catholic community in Mareeba, providing accommodation for the Augustinian priest officiating in the nearby Catholic Church (built the year before in 1912)(criterion A). The priory is a highly attractive feature of the streetscape, complementing the nearby St Thomas of Villanova (criterion E). It has close associations with the Mareeba Catholic community, in particular the Augustinian Order, and has had for almost a century (criterion G).

Local History: The first Catholic Church on the site of nearby St Thomas of Villanova was constructed in 1894 (some sources say 1886). It was replaced by a second wooden church in 1912 (which burnt down in 1931). St Thomas's Priory was constructed in 1913; a year after the second Catholic Church was constructed, to accommodate the local Augustinian priest. One local source reported that St Thomas's Priory was originally a nunnery but this may be confusing the 1909 convent that once stood to the other side of St Thomas's Church.

Physical Description: Two storey house surrounded by lower storey loggia and upper storey verandahs which appear to have been later enclosed with continuous casements windows on front and front half of side elevations; hipped pyramidal roof with lower pitch at verandah roof; timber exterior; small central porch on front elevation.

7.13.8. Mareeba State P-7 School (US 2 Station Hospital (Former), Australian First Army (NQ) HQ)



Map Index: MAR08
Address: Constance Street, Mareeba 4880
Property Description: Lot 1 on M356212
Architectural Style: Distinctive Queensland 'Public School' style derived from earlier Arts and Crafts models, but retaining characteristic timber construction and quality details
Physical Condition: Good
Year Started: 1920s-30s **Year Completed:** Late 1920s-30s
Satisfies Significance Criterion: A, E & G **Tenure:** Freehold

Statement of Significance: Mareeba State P-7 School has played an important educational role since the construction of its core buildings in the Interwar period. It also played an important role as a hospital and army headquarters during World War II. It reflects the historical importance of Mareeba in the Interwar period, when it competed with Atherton for size and importance, and the part that Mareeba played during the war (criterion A). The school incorporates early school buildings that typify the Queensland standard form, which at the time made best use of timber construction and improved natural light and ventilation, wide verandahs, ample floor space etc (criterion D). It occupies a large corner allotment on Constance Street and its older buildings in particular make a positive contribution to the historical character of the town (criterion E). The school is closely associated with generations of graduates in and around Mareeba. It also has associations with the military personnel that occupied the buildings during World War II (criterion G).

Local History: Mareeba State School was constructed in the Interwar period. At the outbreak of the war in the Pacific large numbers of military personnel passed through the north of the State. Mareeba became the base for US heavy bombers, an airfield being built outside town for the purpose. Mareeba State School was converted to UQ 2 Station Hospital on 8 July 1942. It operated as a hospital until after the departure of the USAAF heavy bomber squadrons in 1943. It also took civilian patients and it is reported that Australia's first successful treatment of a 'blue baby' took place there. It then became headquarters for the Australian First Army in North Queensland. It returned to use as a primary school after the war.

Physical Description: Complex of school buildings including historic 'tin and timber' structures with transverse gable roofs and open verandahs on tall stumps; grouped timber frame casement windows to promote ventilation.

7.13.9. Tobacco Leaf Marketing Board Building

Map Index: MAR09
Address: 186 Byrnes Street, Mareeba 4880
Property Description: Lot 9 on RP718966
Architectural Style: 1960s Functionalist/International Modernism
Physical Condition: Good
Year Started: 1960s (possibly early 1970s)
Year Completed: 1960s (possibly early 1970s)
Satisfies Significance Criterion: A, E & H **Tenure:** Freehold

Statement of Significance: The Tobacco Leaf Marketing Board building was the base for possibly the most influential business, agricultural and marketing group in the Tablelands region, certainly in the Mareeba district, particularly during the 1960s and 1970s. Decisions made within this building, and the marketing activities that it accommodated, led to the markedly increased prosperity of the Mareeba district as a result of the consolidation and then expansion of the tobacco-growing industry (criterion A). The building incorporates a distinctive and unusual facade for the Tablelands region that makes a positive contribution to the streetscape. It enhances the post-war historic character of Mareeba- a town that boasts a number of fine architectural pieces from this era (criterion E).

Local History: The first tobacco trials in the Mareeba area were carried out in 1928 and soon provided unemployment relief during the Depression. The marketing of tobacco was in the hands of the Australian Tobacco Board but its performance was much criticized by local growers and it was replaced in 1948 by the Tobacco Leaf Marketing Board – a grower-controlled authority with its main offices in Mareeba and Brisbane. The industry had done well during World War II but after the war, water shortages placed a strain on the industry. The Tobacco Leaf Marketing Board (with its principal offices in Brisbane and Mareeba) worked actively during this period to promote the sale of the local produce and lobbying for irrigation, receiving a boost with the irrigation benefits of Tinaroo Dam after 1958. In 1955-56 a new selling floor was constructed in Mareeba. The Byrnes Street building appears to date to the 1960s when irrigation was providing a boost to the industry and bringing prosperity to Mareeba.

Physical Description: 1960s (possibly early 1970s) building with facade of rusticated stone masonry; suspended awning over footpath; asymmetrical original signage on upper register (a high parapet) of the facade ('Tobacco Leaf Marketing Board') with illustration of stylised tobacco leaf, making the graphics a major part of the building's presentation.

7.13.10. Uniting Church (Mareeba Methodist Church (former))

Map Index: MAR10
Address: 189-193 Rankin Street, Mareeba 4880
Property Description: Lot 4, 5 & 6 on RP708296
Architect/Designer: Eddie H Oribin
Architectural Style: Church: Late Twentieth Century Ecclesiastical Church Hall: Timber Bungalow style vernacular church
Physical Condition: Good
Year Started: 1960 **Year Completed:** 1960
Satisfies Significance Criterion: A, D & E **Tenure:** Freehold

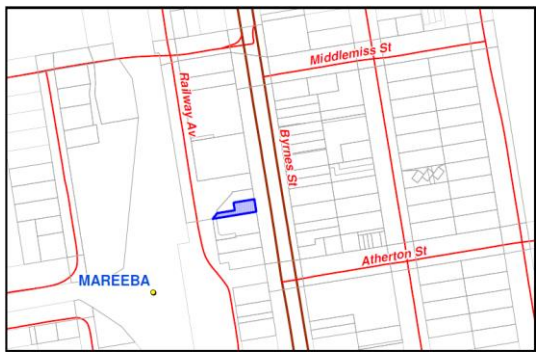
Statement of Significance: The Mareeba Uniting Church is one of only three major church buildings designed by Oribin in Queensland (criterion B). The building is a striking example of Oribin's architectural style, marking a radical departure from the traditional north Queensland church form. It occupies a prominent location on Walsh Street and is a local landmark, complementing the form of the nearby Mareeba Public Hall, also designed by Oribin. It makes an important contribution to the 1950s-60s architectural character of Mareeba. The timber hall to its rear was the original venue for Methodist worship in Walsh Street. Its traditional form provides a non-intrusive historical visual counterpoint for the 1960 structure (criterion E). The Uniting Church building employs highly distinctive architectural features that depart radically from the church forms that dominated north Queensland sacred architecture for decades. It incorporates highly creative design features including an inverted tetrahedron space frame (criterion F). The church is closely associated with its designer, Eddie H Oribin, a prominent and highly-awarded Queensland architect.

Local History: The present Uniting Church at Mareeba was originally constructed as the Methodist Church. It was designed by the much talented and highly awarded North Queensland architect Eddie H Oribin. It was built in 1960, replacing the timber hall still standing to its rear as the centre for Methodist worship in Mareeba. Eddie Oribin was born in Cairns in 1927. He was in practice with SG Barnes from 1953-59 but went into private practice until 1973, after Barnes's death in 1959. The Mareeba Uniting Church dates to the first year of his private practice. Twelve months later in 1961 he also designed the Mareeba Public Hall. His work is highly prized and one of his distinctive churches (St Andrew's Presbyterian Memorial Church, Innisfail) is listed on the Queensland Heritage Register.

Physical Description: Church: Inverted tetrahedron space frame; red brick; symmetrical front elevation; portal flanked by vertically proportioned glass panes with angular rising roof form; stylised spire surmounted by cross. Church Hall: Domestic-scaled weatherboard and

corrugated iron hall (former church) featuring gable nave with small gabled entry porch and transverse gabled transept at rear. Fibro/batten/timber louvre gable ends and tall paired casement sash windows.

7.13.11. Mareeba Women's Rest Room (Byrnes Street Public Toilets; Former QCWA Building)



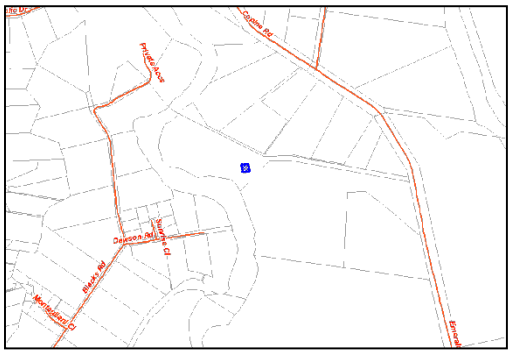
Map Index: MAR11
Address: 118 Byrnes Street, Mareeba 4880
Property Description: Lot 1 on RP746342
Architectural Style: Interwar; Art Deco
Physical Condition: Good
Year Started: 1930s **Year Completed:** 1930s
Satisfies Significance Criterion: A, E & G **Tenure:** Freehold

Statement of Significance: The former CWA rest rooms on Byrnes Street served an important social function at the time of their construction. They date to the early years of the QCWA movement and reflect that organisation's early efforts to improve the living conditions of its membership (criterion A). Although now incorporating a number of later alterations and additions, the building makes a positive contribution to the streetscape and enhances the historic character of the town (criterion E). The building has close associations with the culturally important and socially influential Country Women's Association (criterion G).

Local History: The public toilets on Byrnes Street, Mareeba were originally rest rooms established by the Country Women's Association. The building still incorporates an Art Deco parapet bearing the words 'Women's Rest Room' from this time. It was constructed in the 1930s soon after the establishment of the QCWA in 1922. It has more recently been converted for use as a male and female public toilet.

Physical Description: Pyramidal roof; corrugated metal roof cladding; Art Deco parapet over small four-columned porch; columned verandah front and two sides; wrought iron verandah railings; modern additions for conversion to ladies-gents public toilets; unsympathetic modern tiling and wheel chair access on front elevation; central door flanked by casement sash windows; complementary landscape planting of topiary shrubs.

7.13.12. Atherton Family Cemetery



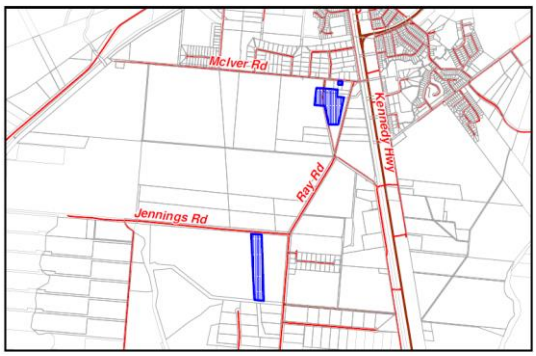
Map Index: MAR12
Address: 343 Emerald End Road, Mareeba 4880
Property Description: Lot 1 on RP721456
Archaeological Potential: Yes
Physical Condition: Good
Year Started: Late 1800s **Year Completed:** Late 1800s
Satisfies Significance Criterion: A, B, E & H **Tenure:** Freehold

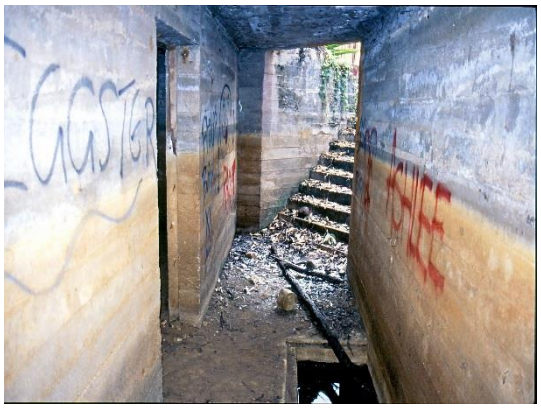
Statement of Significance: The Atherton Family cemetery reflects several decades of Atherton family history, and includes the grave of John Atherton, pioneer settler of the Atherton Tablelands. It is located at the former site of John Atherton's homestead, where he lived for 37 years. It is an important physical manifestation of the region's history (criterion A). It is an uncommon example of a pioneer family cemetery on private property, unique for its associations with John Atherton himself and uncommon for its size and physical integrity (criterion B). It is an intact private family cemetery with ornate headstones, with high aesthetic values (criterion E). The cemetery has strong associations with pioneer explorer and settler John Atherton, and his family (criterion H).

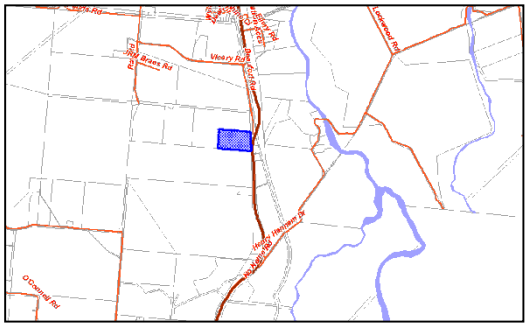
Local History: John Atherton (b1837) is the man for whom the Atherton Tablelands are named. He was born in England and raised in the New England area of New South Wales. However, he moved to Queensland as a young man where he became a cattleman, explorer and miner. His work in the Atherton Tablelands area from 1877, including driving of cattle along extended stock routes, opened up large parts of north Queensland. He was the founder of Mareeba and his exploration work was central to the settlement of many places in the Tablelands, including Herberton. He settled at Emerald End on the banks of the Barron River and lived there with his family for the next 37 years until his death. Atherton's family also included active pioneer settlers, in particular his two sons who were active in the Chillagoe area. John Atherton is buried with other members of his family in a family plot adjacent to where his homestead stood at Emerald End. He died in 1913.

Physical Description: Small family cemetery including ornate headstones.

7.13.13. Mareeba Airfield and Heavy Anti Aircraft Gun Stations 448 and 449 (Hoevet's Airfield)







Map Index: MAR13
Address: Off Kennedy Highway, Mareeba 4880
Property Description: Lot 1 on RP714240, Lot 2 on RP720985, Lot 1 on RP747077, Lot 3 on RP843505, Lot 3 on M356144 and Lot 74 on NR1457
Archaeological Potential: Yes
Architect/Designer: Australian Government
Builder/Maker: Queensland Main Roads Commission
Physical Condition: Derelict
Year Started: 1942 **Year Completed:** 1942
Satisfies Significance Criterion: A, B, C & D **Tenure:** Freehold

Statement of Significance:
Criterion A:
Mareeba Airfield North-South Runway is significant as surviving evidence of a major wartime airfield constructed as the principal Allied Air Force advanced operational base for far-north Queensland. The presence of two USAAF heavy bombardment groups comprising at least seven bomb squadrons from July 1942 through to January 1943 demonstrates the importance of Mareeba Airfield in conducting offensive operations that contributed significantly to stemming the Japanese advance in the Pacific and to the defence of Australia. Heavy Anti-Aircraft Gun Stations 448 and 449 are important in demonstrating the pattern of Queensland's history, as installations designed and constructed to defend the World War II airfield constructed as the principal Allied Air Force advanced operational base for far-north Queensland. Gun Stations 448 and 449 were established for the defence of Mareeba Airfield from Japanese aerial attack, demonstrating how close war came to north Australia and the role of Queensland in the Pacific theatre of war.

Criterion B:

Mareeba Airfield North-South Runway demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage as surviving evidence of the important military role of Mareeba Airfield in World War II. Gun Stations 448 and 449 are the most intact anti-aircraft installations in the Cairns and Atherton Tableland region, and demonstrate rare and uncommon aspects of Queensland's history. The Heavy Anti-Aircraft Gun Stations provide rare surviving evidence of the military role of Mareeba Airfield during World War II.

Criterion C:
Mareeba World War II Airfield and Heavy Anti-Aircraft Gun Stations have potential to yield archaeological information that will contribute to an understanding of Queensland's history with particular regard to layout and construction of a World War II advanced operational air base.

Criterion B:
The place demonstrates the principal characteristics of World War II heavy anti-aircraft gun stations built for the defence of an important military airfield. The command posts, gun emplacements and semi-underground concrete magazines demonstrate the design and layout of heavy anti-aircraft gun stations of the period.

Local History: Mareeba Airfield was established during 1942 to serve as the main advanced operational base in far-north Queensland, accommodating the largest US Fifth Air Force contingent beyond Garbutt air base at Townsville. From July 1942 to May 1943 up to seven US heavy bomber squadrons were based at Mareeba. During this period they launched missions against Japanese bases in New Guinea and throughout the South West Pacific Area. Aircraft salvage, repair and maintenance facilities were developed to service the US squadrons operating through Mareeba and other bases on Cape York Peninsula. To accommodate large numbers was underscored by the extensive anti-aircraft defences established for its protection. Today, two heavy anti-aircraft gun stations and a remnant section of the original north-south runway survive as evidence of the strategic role of Mareeba Airfield during World War II.

On 7 December 1941 Japanese carrier-borne aircraft made a surprise attack on the US naval base at Pearl Harbor in the Hawaiian Islands. At the same time Japanese forces launched assaults on Thailand, the Philippines and the British colony of Malaya. Three days after Pearl Harbor, two capital ships of the Royal Navy that had been dispatched for the defence of Singapore, were bombed and sunk off the coast of Malaya. This gave the Japanese almost total control of the seas to Australia's north. The sudden fall of Singapore on 15 February 1942 with the surrender of the Australian 8th Division and the rapid, unchecked Japanese advance through the islands of the Netherlands East Indies raised fears of the invasion of Australia.

Mareeba Airfield
A Japanese attempt to capture Port Moresby and gain a foothold in the Solomon Islands to isolate Australia, was thwarted by US and Australian ships and aircraft during the Battle of the Coral Sea, fought from 4 to 8 May 1942. Plans to expand Cairns Airfield were changed during the final days of the sea battle with a US decision to establish a new advanced operational base alongside the Atherton Tableland railway line, at Mareeba.

Work on Mareeba Airfield began on 12 May under the supervision of the Queensland Main Roads Commission (MRC) which was given eight days to have a strip ready to receive aircraft. The north-south runway was the first to be cleared. This strip was variously identified as the 170 and the 351 degree runway. Clearing was carried out using plant and equipment from Mareeba and other Atherton Tableland shires. A gravel strip over 2,000 metres long by 60 metres wide was ready for the first Australian-made Beaufort bombers of No.100 Squadron, RAAF, which landed at Mareeba on 20 May 1942 eight days after work commenced. The first ground crew arrived from Cairns on 22 May. Development of the airfield continued with the clearing of the east-west runway. This strip was variously identified as the 103 and the 280 degree runway. Additional work included the construction of taxiways and dispersal bays. Camps were set up with accommodation, workshops, water storage and other facilities.

Operational missions began from Mareeba on 1 June with RAAF Beaufort bombers conducting anti-submarine patrols over the Coral Sea. Within days the first of many forced landings took

place on the airfield, and the first aircraft loss happened on the night of 12 June when Beaufort A9-56 failed to return from convoy patrol.

During June it was confirmed that Mareeba would become the main operational aerodrome in far north Queensland, and Cairns would only be used as a relief field. By this period both runways had been completed as gravel strips. It was decided that the northern runway would be substantially improved to cater for the planned arrival of a USAAF heavy bombardment group (BG). No.24 Operational Base Unit (OBU), RAAF, was formed on 25 June to coordinate the responsibilities for administration and servicing of airfield operations at Mareeba.

No.100 Squadron, RAAF, departed from the airfield in late June, and on 24 July the 19th BG of the US Fifth Air Force equipped with B-17 Flying Fortress bombers, comprising the 28th, 30th and 93rd Bomb Squadrons (BS's), began their move from Longreach and Cloncurry to new quarters at Mareeba Airfield. Between July 1942 and January 1943 seven US BS's from the US 19th and 43rd BG's made Mareeba their home. During this period they launched missions against Japanese targets in New Guinea and throughout the South West Pacific Area.

On 10 July 1942 the Allied Works Council (AWC) ordered the building of bomber hideouts at the airfield with the work to be supervised by the MRC using Civil Construction Corps (CCC) labour. Camp and workshop facilities were also constructed by the CCC. Four camp sites were selected between the railway and the Barron River. Power for new squadron camps and workshops was supplied by the Barron Falls hydro electricity station. Carpenters also worked on timber truss arches as camouflaged hideouts for aircraft in the dispersal bays. Severe shortage of bitumen, due to the sinking of a shipload in the Pacific, led to experimentation with a mixture of bitumen and molasses from local sugar mills in the sealing of the runways. Both runways were extended to 1,828 metres (6,000 feet).

Between August and November 1942 US bomber squadrons continued to arrive in force, with the 63rd, 64th and 65th BS's of the 43rd BG, taking up residence at Mareeba Airfield where they were stationed until early 1943 while operating throughout the South West Pacific Area.

Mareeba Airfield was unofficially referred to by USAAF personnel as Hoevet Field after Major Dean Hoevet whose B-17 crashed into the sea off Cairns on 17 August 1942 with the loss of all crew. By this period the airfield was being used by an average of 80 heavy bombers and was occupied by between 2,000 and 2,500 personnel. Many aircraft returning from missions landed at Mareeba with battle damage, and dead and wounded crew, after encounters with Japanese fighters and anti-aircraft guns. On 26 August a damaged B-17 named 'The Daylight Ltd' (41-2621) successfully force landed on the strip after the loss of two engines plus hydraulics, flaps and landing gear. The crew survived. On 14 September a B-17 named 'Hoomalimali' (41-2491) crashed on take-off from Mareeba killing all crew aboard. Some wreckage of this aircraft reportedly remains in a gully beyond the western end of the east-west strip. A plaque in memory of the US servicemen who died in this crash is mounted at Mareeba Airport.
Control of many north Queensland airfields was passed from the USAAF to the RAAF from late 1942. However, Mareeba stayed under the control off USAFFE (United States Army Forces Far East) for the purposes of operations and construction well into 1944. The US Heavy BG began leaving Mareeba for Port Moresby in late January 1943 and by April most of the US BS's had departed for New Guinea. From January 1943 Mareeba Airfield was occupied by the B-17 crews of the US 403rd BS, returning from Milne Bay to re-equip with new B-24 Liberator bombers. Also during the first half of 1943 a number of squadrons of the US 80th and 8th Fighter Groups were sent to Mareeba from New Guinea to rest and re-equip with P-38 Lightning and P-40 Kittyhawk fighters.

By January 1943 the Australian Army had commenced the 'Atherton Project' involving large scale troop rotation between New Guinea and the Atherton Tableland and by mid-1943 numbers of Australian troops were passing through Cairns and Mareeba on their way to the jungle warfare training and recuperation camps on the Tableland. No.5 Squadron, RAAF, equipped with Australian-made Boomerang and Wirraway fighters completed a shift from Kingaroy to Mareeba in June 1943. The squadron served a training role in ground support for the Australian Army formations on the Atherton Tableland. Mareeba Airfield was also

increasingly used by C-47 transport aircraft engaged in parachute training for newly established airborne regiments. From May 1944 No.1 Mobile Parachute Maintenance Unit were quartered at Mareeba Airfield on the disused bomber hideouts. The Australian Army's No.1 Parachute Battalion was camped east of the railway in the original USAAF camp site. The C-47's main tasks were to ferry troops and supplies in and out of Mareeba and to transport wounded back from the New Guinea front line to the US Station Hospital at Mareeba Primary School and the large Australian General Hospital at Rocky Creek near Atherton.

No.5 Squadron, RAAF, departed from Mareeba Airfield during mid-November 1944. It was the last full squadron to occupy the base and the two airstrips were only occasionally used during the last months of World War II. The Pacific war ended in August 1945 and in September 1947 Mareeba Airfield was leased to Mareeba Shire Council to be operated as a civil aerodrome under licence from the Department of Civil Aviation. The North-South Runway with the wartime taxiways and dispersal bays was made available for agricultural use. The southern-most east-west runway continues to be used for general aviation purposes as Mareeba Airport.

HAA Gun Stations 448 and 449
Early anti-aircraft defence of Mareeba Airfield was provided by the US 94th Coastal Artillery (A-A) Regiment and the Australian 33rd Light Anti-Aircraft (LAA) Battery. The US Regiment was equipped with light .50 calibre machine guns which elsewhere had proved ineffective against high flying bombers. The Australian unit was later replaced or supplemented by the 224th LAA Battery equipped with 40 mm Bofors guns.

Mareeba Airfield received its first heavy anti-aircraft defence against attack from high flying Japanese bombers during September 1942 with the arrival of the 37th Australian Heavy Anti-Aircraft (HAA) Battery (Static) equipped with eight 3.7-inch QF (quick firing) A-A Mark II guns. The 37th Australian HAA Battery was raised at Townsville in August 1942. Initial training was conducted in Townsville on heavy anti-aircraft batteries at Mount St John and Cape Pallarenda. On 8 September 1942 the unit arrived at Mareeba Airfield to set up two gun stations. The battery headquarters remained in Townsville.

The superintending engineer of the Department of Interior Works and Services Branch in Townsville, was ordered by the AWC to arrange contracts for construction of heavy anti-aircraft gun stations at Mareeba Airfield. In October the Cairns firm of T.J. Watkins was awarded the contract for building the gun stations and battery accommodation. AWC minutes indicate that the construction work was nearing completion by late February 1943. Two HAA gun stations were established at Mareeba Airfield - 'A' Section Gun Station 448 was positioned near the northern end of the north-south runway. 'B' Section Gun Station 449 was positioned about 5 km south near the eastern end of the east-west runway. Because 'B' Battery was located near the Turkinje rail siding it was also known as the Turkinje Battery. During January 1943 both gun stations were provided with 40mm Bofors guns for close aerial defence, becoming Class 'A' HAA installations. Units of the Australian Women's Army Service were subsequently added to the establishment of the battery.

Gun stations 448 and 449 each comprised four 3.7-inch anti-aircraft guns on static mounts within in-ground concrete gun emplacements of octagonal shape. These were set out with a command post/plotting room in the centre. Positioned approximately 100 metres from the gun emplacements were four semi-underground magazines of reinforced concrete. Each of these magazines held 400-500 rounds per gun on wooden racks. The interior walls of each gun emplacement contained recesses where ready ammunition for each gun was stored on wooden racks. The standard ready ammunition allocation was between 200-250 rounds per gun. Gun crews were housed in tents near the guns. Each section contained a nearby camp with kitchen, mess and ablution block. The semi-underground command post of reinforced concrete construction controlled the coordination of the guns.

The 3.7-Inch QF heavy anti-aircraft gun was designed and first produced in the United Kingdom by the firm of Vickers Armstrong in 1937. Manufacture of the 3.7-inch gun in Australia resulted from a decision of the Imperial Defence Conference of May 1937 to build the gun in Australia as a contribution to British Empire defence. Australian 3.7-inch guns were manufactured at the Government Ordnance Factory, Maribyrnong, Victoria. The factory turned out its first gun in

May 1940, ten months after the purchase of drawings, machine tools and plant from Britain and was producing 22 guns a month by June 1942. It was manufactured in mobile and static versions with wartime production mostly the simpler 3.7-inch A-A Mark II Static Mounting. Gun weight was over 9 tonnes. Length was about 5 metres with barrel length 4.7 metres. The barrel was autofrettaged, a manufacturing process to pre-stress a hollow metal cylinder by the use of momentary internal pressure exceeding the yield strength. Maximum ceiling range was about 9,000 metres; with maximum slant range about 12,000 metres. A high explosive round weighed 22.2 kg. Calibre was 3.7-inches (94 mm) larger than the comparable German 88 mm FlaK which, being only half the weight and more mobile, was adapted as an effective anti-tank weapon.

Gun laying was controlled from a centrally located command post and plotting room. Within the command posts were pits for a height finder and predictor. Each gun station was equipped with a predictor, which was a mechanical computing machine made up of many moving parts that predicted the future position of a target. When installed and operating it was only necessary to feed in aircraft height from a height and range finder and follow the target through two sets of connected lenses. Six gunners worked the predictor. Two operators laid telescopes on the target, following it at a steady pace. Rate of change of the bearing and elevation were shown on two dials on which a bombardier and a gunner matched pointers. Tracking by the telescopes also moved two vertical drums, one for fuse length and one for tangent elevation. In addition, the operators followed a height curve from a height. All of this information went out from the control post through cables to the four guns. The gunners led the target by following pointers on dials fitted to the guns to interpret the information from the predictor.

During World War II the primary role of heavy anti-aircraft artillery was as defence against high flying bombers. Success was gauged not upon the number of aircraft shot down, but upon the height at which bombers were forced to drop their bombs. The higher the bombers were forced to fly, the less accurate their aim and the less likely they were to hit their target.

On 16 August 1943 the 37th Australian HAA Battery was renamed 137th HAA Battery of 56 Australian Anti-Aircraft Regiment (Composite), Royal Australian Artillery. In accordance with general policy, this brought associated light anti-aircraft and searchlight batteries with all necessary workshops, together into one composite unit.

The Mareeba HAA gun stations were transferred to the command of the 35th HAA Battery in Cairns on 25 November 1943 and 137 HAA Battery left Mareeba for Cairns in early December 1943 not having fired a shot in anger, although an anecdotal report mentions Gun Station 448 firing on a RAAF Avro Anson aircraft which had strayed from the assigned air traffic corridor. The battery was disbanded during 1944.

Physical Description: Mareeba Airfield North-South Runway
Comprising a remnant section of World War II runway extending north-south from Jennings Road for approximately 600 metres (a third of the original runway length). Including a strip of unmaintained bitumen sealed surface about 60 metres wide and including land on either side. Evidence of the runway continues southward for a further 200 metres with recent farm buildings occupying the sealed surface. Evidence of the runway continues north for about 300 metres beyond Jennings Road with recent farm buildings occupying the sealed surface. Beyond this point no evidence remains of the northern-most end of the runway which has been dug up for use as agricultural land.

Mareeba Airfield Northern HAA Gun Station 448
Located over four properties bounded by McIvor Road, Cater Road and Ray Road. The four gun emplacements were laid out in a semi-circle. Two of the four gun emplacements have been destroyed and two remain. The underground command post and all four semi-underground magazines also remain. All structures are of reinforced concrete construction. The underground command post is a single room with an entrance at the south-east corner. The entrance has recent rock retaining walls at the approach with a recent pathway leading to the door. Remaining anti-aircraft gun emplacements are octagonal in shape and recessed into the ground about 2 metres, level with the surface. Bases of the emplacements contain a circle of

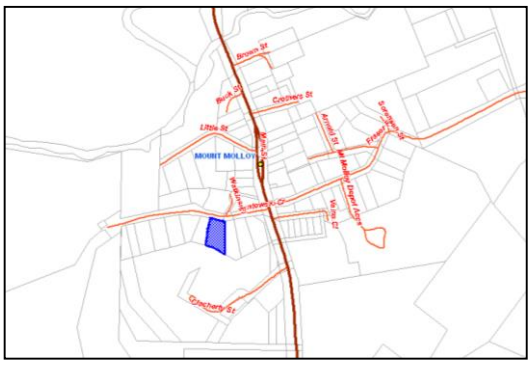
steel bolts to fasten static gun mounts. Interior of the emplacements contain a series of recesses for the storage of ready ammunition.

Four semi-underground ammunition storage magazines are located around the gun station. The concrete structures are partly recessed and covered with earth mounds. Each magazine has two entrances with stairs leading down both sides to a central corridor. A door opens to a single room where ammunition was stored on timber racks. The roof of each magazine contains two concrete pipe air vents. A nearby timber building is believed to have been one of the original camp buildings moved to the site post-war.

Mareeba Airfield Southern HAA Gun Station 449
Located on farm land near Turkinje rail siding adjacent to the Kennedy Highway. The four gun emplacements were laid out in a square. Three of the four gun emplacements are evident. Each has been filled to varying depths with rocks and earth but all remain structurally sound though partly buried. It is probable that the missing fourth gun emplacement and underground command post are also buried. Four semi-underground ammunition storage magazines are located out from each emplacement. The gun emplacements and magazines are identical in design and construction with those at Gun Station 448. A modern packing shed complex is located adjacent to Gun Station 449.

7.14 Mt Molloy Locality

7.14.1. Mt Molloy Mill Manager's House



Map Index: MOL01
Address: Mount Molloy 4871
Property Description: Lot 4 on SP237062
Physical Condition: Fair
Year Started: 1904-05 **Year Completed:** 1904-05
Satisfies Significance Criterion: A, D & E **Tenure:** Freehold

Statement of Significance: The Mount Molloy company manager's house are significant in Queensland's history because it is associated with ancillary structures still remaining and able to be interpreted as part of the early copper mining and smelting industry on the wider site which was once the epicentre of the town (criterion A). It is a stately home for the era with many character features (criterion D). The house is visible from the main highway and contributes to the heritage character of Mt Molloy (criterion E).

Local History: Jane Lennon & Associates and H Pearce (1996:414-16) state of the site's history:

The Mount Molloy timber mill was constructed during 1904-05 to supply all the mining and building requirements of the Mount Molloy Limited mining company (Q.G.M.J., 15 June 1905: 273). Presumably the manager's house, on the ridge between the smelter and the sawmill, also dates from this time. The sawmill was powered by steam boilers.

When the smelters closed at the end of 1908 because of lack of ore, the company was able to concentrate on timber milling rather than mining having acquired valuable timber concessions in mid 1908. The company obtained the right to cut and remove up to ten million super feet of cedar, beech, hickory, silky oak, pine and all saleable timbers from Timber Reserve 316 of thirty-six square miles, north east of Mount Molloy township (Kerr, 1979: 101). The timber reserve stretched north from Turkey Creek near Mount Molloy through Mount Fraser to Mount Lewis. The timber trade was also assisted by the newly opened railway from Mount Molloy to Biboohra (Q.G.M.J., 15 September, 1908: 456). A spur line connected the sawmill to the main railway.

Mount Molloy Limited restructured but the exercise achieved nothing, and at the outbreak of World War1 the company went into liquidation, recovering portion of its capital by selling the railway to the Queensland Government (Kennedy, 1980: 211). It is not known when the sawmill ceased operations. Later sawmill buildings now occupy the site. This mill has also since closed.
Physical Description: Lennon and Pearce (1996:414) state: The former mill manager's house is located about 200 metres west of the boiler house on a side street off the highway overlooking the sawmill complex. The house is of timber frame construction clad with horizontal weatherboards. It contains a surrounding verandah now partly enclosed. The roof is hipped and clad with cgi. The exterior of the house appears reasonably intact. The interior was not inspected. The street contains another smaller company worker's cottage dating from Moffat's period which has been altered. Plant: Stirling boiler with three sets of steam drums - no brand;

centre flywheel cross compound governor controlled expansion valve engine - Marshall & Sons Gainsborough England. Surviving components of the complex include a brick boiler house, a steam engine and a derrick crane of timber construction which are on the Queensland Heritage Register. A tramway formation to Mount Molloy smelter passes alongside this group of components. A railway crossing gate survives beside the highway. The majority of the timber mill site has been cleared or modified and now contains a number of later houses, a large recent milling shed and other structures. The boiler house and power plant, standing beside the highway, is a conspicuous roadside feature.

7.14.2. Mount Molloy Smelter

Map Index: MOL02
Address: Former Mine Site of Little Street, Mount Molloy 4871
Property Description: Lot1 SP184954
Archaeological Potential: Yes
Physical Condition: Fair-to-Poor
Year Started: 1905 **Year Completed:** 1905
Satisfies Significance Criterion: A, B, C, E, F & G **Tenure:** Reserved

Property and Map References: Located at Mount Molloy township 35 km north of Mareeba on the Peninsula Development Road. Access from the township is by an extension of Little Street. Map Sheet: Rumula 7964. 1:100,000. AMG 213554. The boundaries of a suggested listing provided by Lennon and Pearce 1996 are: North: Access track from Mount Molloy township forming a continuation of Little Street; South: An east-west line following the top of the hill spur above the smelter; East: Freehold allotment fence line; West: A north-south line passing through a point 120 m west of the reverberatory furnace.

Statement of Significance: Lennon and Pearce (1996:410) assess the site as follows:
The Mount Molloy Smelter is significant in Queensland's mining history for having the most intact reverberatory furnace surveyed in North Queensland. The development of the smelter complex illustrates - the history of copper mining and milling technology; development of the site for nearly 30 years by companies and mining investors during three copper booms; management of the smelters by noted metallurgist, Ashcroft; use of the new smelter lining substance, chromite; use of a narrow gauge railway between mine and smelter; development of an associated township; and then collapse due to underestimating ore reserves. The place satisfies criteria A B and F.

Additionally, the archaeological relics scattered across the site have the potential to yield information concerning the layout and operation of the smelter and the lives of the people employed at the mine site (criterion C). The site also embodies a unique industrial aesthetic, now within an attractive bush land setting (criterion E). The site has close associations with the former mining community of Mount Molloy (criterion G).

Local History: Jane Lennon & Associates and H Pearce (1996:410-13) states of the site's history:
The copper deposits at Mount Molloy were discovered about 1880 when the track from Port Douglas to Herberton was opened up. Patrick Molloy first worked the mine in 1885 (Kennedy, 1980:200). Molloy took up a Reward Area lease No.463 in 1889 when other North Queensland copper areas such as Chillagoe were being promoted by Moffat, and worked it intermittently through the 1890s.

In 1894 Patrick Molloy promoted his mine to Brisbane investors and to North Queensland identities, James Forsyth of Burns Philp Limited and the prospector James Venture Mulligan, sending 20 tons of phenomenally rich 37.5% ore to Aldershot near Maryborough for assay. They then combined to promote the mine to Melbourne directors Sir Andrew Peacock - then Victorian Premier and William Brooks who formed the Mount Molloy Copper Mining Company NL in 1899 with a capital of £24,000 in 960 shares with 480 issued to the public. Moffat, Linedale and J.S. Reid took over the company and commenced development in 1901 when the new town of Mount Molloy was formed. The Irvinebank Mining Company sent 40 men raising 3,000 tons of copper ore and constructing a tramway from the mine to the town area in 1903. It was then hauled to Biboohra and railed to Chillagoe for smelting. The ore was unsatisfactory for Chillagoe smelters and so smelters had to be erected at Mount Molloy itself. The 80 ton smelters, lined with chromite, were blown in on 4 November 1904.

Having tested the ore body Moffat, Linedale and Reid promoted a new company in 1905. Mount Molloy Limited had a capital of £100,000 and was incorporated on 28 April 1905. Ashcroft was recruited from Mount Garnet to manage the smelters. They employed 60 men and smelted 100 tons of ore per day. A new reverberatory furnace and a locomotive tramway (extending 3.6km between the mine and smelters) were completed in July 1905. The mine was square set timbered. The lime flux came from Harpers Siding near Chillagoe and also a lime quarry on the Mitchell River. The smelter was electrically lit by dynamo driven by a vertical steam engine. The Baker blower in the smelter was driven by a Ruston compound semi-portable boiler and engine. Water was pumped from a dam in Rifle Creek. Two steam traction engines were used for hauling copper matte to the railway at Biboohra. A smithy, repair shop and sawmill were also constructed (QGMJ, 15 June 1905:273).

In the first year the smelters refined 14,441 tons of ore for 1,455 tons of copper for a return of £101,513. Then the company faltered for lack or ore. The shares fell and by February 1906 the smelter closed temporarily. The company decided to construct a railway 32kms to Biboohra. The smelters closed again while the railway was under construction. The railway opened on 10 August 1908. Smelting recommenced on 14 September 1908 and by the end of the year the company had exported 198 tons of blister copper valued at £11,880. Lack of local ore meant that the company had to scout across North Queensland in competition with the Chillagoe Company. However, by 1909 the smelter could not continue and Mount Molloy became another dead prospect. The town and railway were saved by a timber concession negotiated between the Government and the company.

Physical Description: Lennon and Pearce (1996:410) state: The place is located on the northern slope of a hill spur extending down to Rifle Creek. The smelter site comprises three earth and slag terraces that have been benched into the rock face. Rock retaining walls support parts of the terraces. Surviving structures include round timber uprights and frame of the former ore bins, and the base of a reverberatory furnace. The furnace is constructed in a frame of re-used 60 lb railway line (QG West Cumberland - imprinted). The furnace itself is of brick construction. The smelter contains a comparatively large slag dump for its brief period of operation. At least half of the dump has been removed. There is little evidence, at the smelter, of the tramway from the mine and timber mill. A disused tobacco kiln and several occupied dwellings are now located opposite the smelter ruins.

7.14.3. Mitchellvale Graves

No image provided

Map Index: MOL03
Address: 4035 Mulligan Highway, Mount Molloy 4871
Property Description: L47 SP135028. 321130E, 8156600N
Physical Condition: Fair
Year Started: 1889 **Year Completed:** 1934
Satisfies Significance Criterion: A, E & H **Tenure:** LL

Statement of Significance: The Mitchell vale graves reflect a modest but illustrative aspect of the area's history – the lives and passing of two of its pioneers (criterion A). The grave has strong associations with the Fullerton family, and the history of settlement of the Mt Molloy area (criterion H).). The graves are in an evocative setting with strong aesthetic qualities (criterion E).

Local History: John Fraser of Mitchell vale was Mt. Molloy district's first settler, He occupied Mitchell vale from 1876 to 1886. He landed at cardwell and went inland to his uncle, James Atkinson, and from here searched the north and located parklike grazing land on the Mitchell River. He went to Brisbane to make an application for a 900 square mile holding on the Upper Mitchell and stocked it with 1000 cows purchased from Bown Downs. He built a hut on Station Creek, in 1876 erected a permanent homestead to which was given the name Mitchell vale. All did not go well with John Fraser. The traditional owners of the upper Mitchell country were hunted, dispossessed and murdered for defending their country. They speared some of his cattle and horses, for which they incurred violent reprisals. Fraser owned the property for ten years through the boom years of the Hodgkinson, Port Douglas and Herberton mineral boom. He was a prominent figure in the affairs of the district. Christy Palmerston became one of Fraser's firmest friends and for 18 months Mitchell vale was the explorer's head quarters.In 1880 Alec and Henry Fraser joined their brother John on the station and entered into the business with bullocks bred on Mitchell vale. John Fraser married in 1883, however his wife died two years later, leaving him a son. They returned to Victoria as wealthy men.

There are accounts of aboriginal murders on Mitchell vale during this time, with a newspaper article of the time reading, *"At the Port Douglas Police Court on Friday, Robert Petty, T.J Shaw and an Aboriginal named Davis, were committed for trial on a charge of having murdered several Blacks at the Mitchell vale station".* (Monday, 13 September 1886).

James Fullerton was born 5 November 1843 at Newtown (Fitzroy). James Fullerton spent several years during the 1870's droving cattle. He worked for pastoralist Langloh Parker on his stations 'Kallara' and 'Bangate" in North Western New South Wales. Later, Parker employed James as the manager of his station 'Retreat' on the Barcoo River between Isisford and Jundah in Western Queensland. James married Agnes Ord on 21 October 1882 at isisford. James and Agnes had one child: De Renzie Pecival Fullerton, born at Blackall in 1884. James Fullerton and his brither in law David Ord purchased the Mitchell vale property, dividing it into Brooklyn and Mitchell vale stations- the Fullerton's retained the Mitchell vale side. James Fullerton died on 15 June 1889 at Mitchell vale and is buried here in this family plot.

His wife Agnes Fullerton and their son De Renzie ran the property. Agnes then was re-married to a Mr George Hill of Waterford Station, on the Hodgkinson district. For some years, Agnes resided at the latter station where she was a respected and beloved by all who knew her. She died of a severe attack of pneumonia. She too was buried on Mitchell vale station next to her first husband.

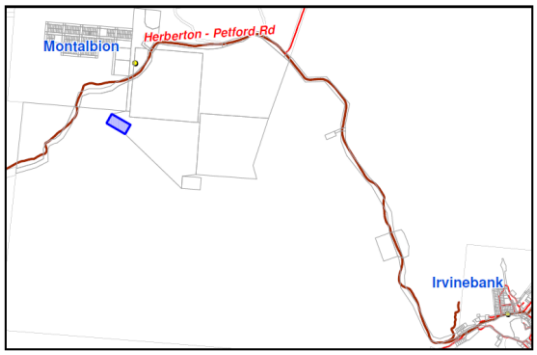
Elva Fullerton was the daughter of De Renzie, who was seriously injured as a result of an accident on the sports field. She was an invalid for nearly two years before passing away at the age of 21.

Physical Description: Mitchell vale cemetery is located close to Mulligan Highway, on the Cooktown side of Mt Molloy. This is a typical station cemetery with a cluster of three family graves with headstones indicating burial dates which span a 40 year period. Similar examples can be found on Atherton's Emerald End property and Atkinson's Gunnawarra Station. The names on the headstones are James Fullerton, 1889, with his Agnes Hill, 1908, and their grand daughter Elva Fullerton, 1934. There is a depression beside these graves suggesting another burial.

(Historical information contributed by Mr. Duncan Ray, February 2012).

7.15 Montalbion Locality

7.15.1. Montalbion Pioneer Cemetery



Map Index: MON01
Address: Off Herberton-Petford Road, Montalbion 4872
Property Description: Lot 22 on C8172
Archaeological Potential: Yes
Physical Condition: Headstones in fair-to-poor condition. At risk of encroaching bush
Year Started: c1886 **Year Completed:** c1905
Satisfies Significance Criterion: A, C, D & E **Tenure:** Freehold

Statement of Significance: The Montalbion Cemetery dates to the earliest years of the area's settlement and includes the graves of some of its pioneers. The headstones in the cemetery reflect the ebbing fortunes of the town and provide testament to the hardships of life in the late nineteenth and early twentieth centuries (criterion A). Archaeological survey and/or excavation are likely to yield evidence of other, now lost, burials (criterion C). The cemetery is a good example of the kinds of mining-town cemeteries in the region, located within a lonely bushland setting on the edge of an abandoned town (criterion D). The cemetery is an evocative place with strong aesthetic qualities (criterion E).

Local History: Silver was found in the area in 1884 and the town of Mont Albion quickly developed, rivaling nearby Irvinebank for a brief period in the 1880s, when Montalbion received the banks, school and hospital that might otherwise have gone to Irvinebank. John Moffat established a smelter here in 1886 and the town was surveyed in 1887. However, its fortunes very rapidly declined. Census figures record a population of 100 in 1885, 485 in 1891, and 203 in 1893. By 1900 the population had fallen to 176. Only 26 remained in 1916. The town disappeared soon thereafter. Montalbion had two cemeteries. The subject of this assessment is the only one containing surviving headstones. The earliest surviving headstone is inscribed 1886, belonging to a 10 year old girl named Rose May Lily Foy. J Foy, her father, owned the local bakery. Lily drowned at Foy's waterhole on Chinaman's Creek in 1886. The latest dated headstone is 1905.

Physical Description: A small cemetery with only four surviving headstones (five inscriptions) behind grave railings. Located in a pleasant but isolated bushland setting. Evidence of numerous unmarked graves.

7.16 Mount Mulligan Locality

7.16.1. Mount Mulligan Mine and Township

Map Index: MUL01
Address: Mount Mulligan Road - Approximately 60km WNW of Mareeba
Property Description: The area encompassed by the outer boundary of OL065; which includes the following lots: Lot 77 on MPH14335, Lot 3 on MPH25170, Lot 82 on MPH14335, Lot 36 on MPH14335, Lot 303 on M6494, Lot 301 on M6494, Lot 208 on M6494, Lot 2 on MPH14335, Lot 14 on MPH 14335, Lot 2 onMPH25170, Lot 406 on M6494, Lot 605 on M6494, Lot 599 on OL65, Lot 6 on MPH3396, Lot 1093 on MPH14335, Lot 1106 on MPH1935, Lot 599 on OL65, Lot 1071 on MPH14335, Lot 64 on MPH25175, Lot 1 on MPH1931, Lot 2 on AP9474, Lot 202 on M6494, Lot 69 on MPH25175, Lot 21 on MPH14335, Lot 19 on MPH14335, Lot 1 on MPH14335, Lot 312 on M6494, Lot 212 on M6494, Lot 73 on MPH25175, Lot 12 on MPH 14335, Lot 10 on MPH14335, Lot 16 on M6493, Lot 413 on M6494, Lot 415 on M6494, Lot 417 on M6494, Lot 508 on M6494, Lot 3 on M6497, Lot 1 on M6494, Lot 1 on MPH33396, Lot 1302 on MPH25175, Lot 58 on MPH25175, Lot 78 on MPH25175, Lot 37 on 14335, Lot 4 on HG203, Lot 307 on M6494, Lot 307 on M6494, Lot 309 on M6494, Lot 209 on M6494, Lot 15 on MPH14335, Lot 211 on M6494, Lot 13 on MPH14335, Lot 504 on M6494, Lot 405 on M6494, Lot 11 on MPH14335, Lot 7 on MPH25170, Lot 414 on M6494, Lot 14 on M6493, Lot 3 on M6496, Lot 5 on MPH25176, Lot 1072 on MPH14335, Lot 1312 on MPH25175, Lot 34 on MPH14335, Lot 1336 on MPH 25175, Lot 302 on M6494, Lot 207 on M6494, Lot 304 on M6494, Lot 201 on M6494, Lot 210 on M6494, Lot 1 on MPH25170, Lot 16 on MPH14335, Lot 8 on MPH14335, Lot 501 on M6494, Lot 10 on M6493, Lot 11 on M6493, Lot 19 on M6494, Lot 12 on MPH25176, Lot 507 on M6494, Lot 509 on M6494, Lot 3 on MPH25176, Lot 72 on MPH25175, Lot 1095 on MPH14335, Lot 31 on MPH14335, Lot 32 on MPH14335, Lot 8 on MPH25170, Lot 305 on M6494, Lot 18 on MPH14335, Lot 214 on M6494, Lot 502 on M6494, Lot 404 on M6494, Lot 511 on M6494, Lot 4 on M6494, Lot 2 on MPH25176, Lot 38 on MPH14335, Lot 308 on M6494, Lot 22 on MPH14335, Lot 205 on M6494, Lot 203 on M6494, Lot 3 on MPH14335, Lot 17 on MPH14335, Lot 7 on MPH14335, Lot 21 on M6499, Lot 408 on M6494, Lot 503 on M6494, Lot 1 on M6493, Lot 17 on M6493, Lot 409 on M6494, Lot 5 on MPH3396, Lot 412 on M6494, Lot 510 on M6494, Lot 13 on MPH25176, Lot 1 on MPH3395, Lot 1 on MPH25176, Lot 1 on AP9474, Lot 1317 on MPH25175, Lot 1084 on MPH14335, Lot 1097 on MPH14335, Lot 42 on MPH14335, Lot 35 on MPH14335, Lot 801 on M6494, Lot 1309 on MPH25175, Lot 206 on M6494, Lot 310 on M6494, Lot 311 on M6494, Lot 4 on MPH14335, Lot 407 on M6494, Lot 6 on MPH25170, Lot 9 on M6493, Lot 410 on M6494, Lot 5 on M6494, Lot 70 on MPH25175, Lot 63 on MPH25175, Lot 33 on MPH14335, Lot 6 on M6494, Lot 3 on AP9474, Lot 39 on MPH14335, Lot 204 on MPH6494, Lot 20 on MPH14335, Lot 213 on M6494, Lot 6 on MPH14335, Lot 9 on MPH14335, Lot 403 on M6494, Lot 401 on M6494, Lot 505 on M6494, Lot 4 on MPH3396, Lot 2 on MPH3396, Lot 411 on M6494, Lot 416 on M6494, Lot 418 on M6494, Lot 15 on M6493, Lot 2 on M6496, Lot 7 on M6498, Lot 3 on MPH3396. Plus road reserves within the area including but not limited to Wason, McLeod and Harris Streets.
Physical Condition: Ranging from poor to good
Year Started: 1914 **Year Completed:** 1958
Satisfies Significance Criterion: A, B, C, D & E **Tenure:** Various

Statement of Significance: Mount Mulligan Mine and Township is significant as a key component of the Chillagoe Company, which played an important role in the historical development of the greater Dimbulah District. The determination of the company to pursue a marginal coal mine reflects the importance of coal as an energy source for north Queensland mining operations and the desirability of securing a local source.

The township is significant through its direct association with the worst mining disaster in Queensland history when 75 miners died.

The place is important in demonstrating the pattern of Queensland's history as the earliest and longest-surviving State-owned mining settlement in Queensland. The Labor Governments' state enterprises policy had a major impact in the early to mid twentieth century in a number of industries, including mining.

The township is significant in Queensland history through direct association with the only coal mining operation in Far North Queensland. Despite its overall failings, the colliery was also regarded as one of the largest and most sophisticated to be constructed in Australia at the time, particularly with regard to the design of the coke ovens, the endless ropeway electric haulage system, and the use of electrical powered equipment underground.

The township is significant as the location of the longest operating co-operative mining settlement in Queensland established through the State Branch of the Colliery Employee's Union (criterion A).

The brick kiln is significant through the intactness of its fabric and as the only example of its design to have survived in North Queensland (criterion B).

The township is significant because of its extensive archaeological features that provide evidence of an isolated community of waged miners, occupied entirely with coal mining. Everyday activities of the former community remain evident throughout the site and although there has been some disturbance of large historical community rubbish dumps, the size and relative isolation of the township has ensured a substantial degree of overall archaeological integrity.

The mine shafts and remnant infrastructure cover the spectrum of the mine's operation and have the potential to answer questions on the development of coal mining operations in north Queensland during the first half of the twentieth century. For example, extant early elements such as the open air explosives store contrast with the substantial ruins of the firebrick explosives store and cableway (criterion C).

The hospital is a significant example of a small general hospital, built with minor variations to standard Public Works Department specifications. The surviving building demonstrates evolutions occurring in inter-war hospital design and functions during the 1920s and 1930s, in response to new legislation that signalled a shift in community attitudes to health and child-care (criterion D).

The close physical proximity of the mine, railway and township to the mountain is visually dramatic and highly evocative; reinforcing the sense of isolation (criterion E).

Local History: Mount Mulligan was a small coal-mining community that existed between 1914 and 1958. The mine was established as a cheaper, local source of fuel, especially for the extensive Chillagoe Company facilities and the far north Queensland rail network. The town achieved notoriety on 19 September 1921 when 75 miners lost their lives in a coal dust explosion. The mine was worked mainly by the Chillagoe Company until 1923 when the Queensland Government took over, eventually passing it to the local Union on tribute from the State Government.

Kuku Djungan traditional owners knew Mount Mulligan as Nurrabullgin (or Ngarrabullgan), but it was officially named after the famous north Queensland prospector James Venture Mulligan,

whose party camped beside the bluff in 1874. Between 1873 and 1880, Mulligan discovered two major North Queensland gold fields - the Palmer and the Hodgkinson - and a number of lesser tin and silver deposits.

Samples of coal were discovered in 1907 by Bill Harris, a resident of the mining settlement of Woodville, while prospecting for gemstones in the gorge of Richards Creek at Mount Mulligan. John Moffat's Irvinebank Company undertook initial prospecting leases in 1907, followed by J.S. Reid's Chillagoe Company in 1910. Initial exploration was also executed by several small local syndicates.

From 1907 to 1911, the Chillagoe Company conducted its operations on a narrow profit margin subject to fluctuations in lead and copper prices - by 1911 the company was grossly overcapitalised. In an attempt to solve its problems, the company approached the government for assistance while developing a colliery and coke works at Mount Mulligan in the search for cheaper fuel.

Government geologist L.C. Ball was sent to Mount Mulligan in 1911 to carry out an extensive survey of the coal deposits. He concluded that the future of the field depended wholly on the construction of a railway from Mount Mulligan to connect with the Chillagoe line. In 1912 the government agreed to build a railway from Dimbulah to Mount Mulligan. As construction proceeded, the cost was to be reimbursed by the Chillagoe Company, who were in turn required to provide Queensland Railways' coal requirements on the Cairns - Mareeba line. To finance the railway, the Chillagoe Company underwent reconstruction in March 1913. The company was liquidated and its assets passed to Chillagoe Limited. James Watson was appointed General Manager of the Mount Mulligan operations in 1914. Chillagoe Limited was lavish in their capital expenditure for Mount Mulligan, installing innovative and sophisticated equipment and machinery.

With the development of the mine, a township was surveyed and land sold at auction at Thornborough court house in April 1914. Early conditions had been rough an included the use of some rock shelters for accommodation. However, these were replaced by tents and iron huts that spreading across the town reserve. More substantial public establishments such as stores and hotels were soon followed, in addition to essential infrastructure such as a brick-making plant and a dam, which was constructed on top of the mountain.

In April 1914, the Mount Mulligan Progress Association instructed the police to remove the Aboriginal community who lived on waterholes at the base of the mountain, near the township. Instructions were to relocate them some distance away to the Hodgkinson Valley below the township of Woodville.

The railway arrived in the township in August 1914, but the Mount Mulligan mine had already closed due to a lack of operating funds within the Chillagoe Company. Government pressure on the Chillagoe Company to fulfil its obligation to supply railway coal lead to the reopening of Mount Mulligan in 1915. Work began on a coking plant and a ventilation plant was installed in No. 3 mine adit. The town was reoccupied and a school opened using a building relocated from nearby Gilmore. Another disused building, initially erected for construction of the railway, was used as a temporary hospital. According to the medical conventions of the day, it was located on high on the margins of the township to facilitate exposure to the healing properties of fresh air. Despite subsequent calls for a more substantial hospital facility, the building continued to be used for about twenty years, the only addition being a detached wooden maternity ward in 1924.

In September 1915, Chillagoe Limited acquired John Moffat's Mount Mulligan leases, giving the company full control of the centre of the coal bearing area. The general manager, Watson, installed mechanical coal cutters in 1919 in an effort to reduce the dependence on manpower in an era of labour scarcity caused by the war. A disadvantage of this system was they greatly increased the amount of coal dust in the mine.

The Ryan Labor government was elected in 1915 and began negotiations for the purchase of the Chillagoe Smelters as a State Enterprise, encouraged by a wartime rise in the demand for

copper and lead. Following several defeats in the Legislative Council, the Chillagoe and Etheridge Railway Bill finally received assent in November 1918, four days after the end of the war and the wartime need for copper and lead. The Act also provided for development of Mount Mulligan mine, which by 1920, was regarded as one of the largest and most sophisticated to be constructed in Australia at the time, particularly with regard to the design of the coke ovens, the endless ropeway electric haulage system, and the use of electrical powered equipment underground.

By the early 1920's Mount Mulligan Township had a population of approximately 350 people, and important social infrastructure such as a school and church; although no resident clergy. A moderate sized settlement for the district, the town continued to support two hotels and six stores; there were also regular picture shows. However, Mount Mulligan remained an isolated and marginal community. Transport in and out of the town was solely by rail and when a cyclone caused extensive damage to the town in February 1920, some key civic facilities, such as the church, were not replaced for thirty years.

Despite the isolation of the site and ownership of mine by the state, broader social divisions were also strongly maintained within the township. Mine officials occupied substantial houses on the slopes of the mountain, while miners were housed in simple iron roofed timber frame dwellings, corrugated iron huts, or tents. The substantial houses located to the east became known as 'snob hill' [sic]. Even those houses on wooden stumps along Wason Street were known as 'Jews' Alley' [sic], as anyone in Mount Mulligan who owned a house on stumps clad in corrugated iron before the 1950s, was considered affluent. Even patronage at the 'top and bottom pubs' were closely linked to perceived stature within the township.

The town achieved notoriety when at 9.25 am on 19 September 1921 a coal dust explosion killed all 75 men working underground at the time; this represented approximately twenty percent of the population of the township and devastating the community. It was (and still is) the third highest death toll from a coal mining disaster in Australia, and the highest ever in Queensland. The cause of the detonation and source of the explosion remain inconclusive. Recovery of the bodies was delayed by the existence of poisonous 'afterdamp gas' - all but one were removed by Friday 23 September, the last was discovered five months later. These victims of the disaster were the first to be buried in the cemetery, which had been established only months before. Ironically, the cemetery site had been prepared by some of the 75 miners who died during the explosion. Graves were initially defined with stone rubble borders and identified by a name painted on a small iron marker.

On 23 September 1921, E.G. Theodore, Premier of Queensland, established a Royal Commission to "Inquire into and report on the recent disaster at Mount Mulligan Coal Mine and also into the methods of mining carried on at such mine and further to make recommendations as may tend to prevent the recurrence of accidents of a like nature". The report, produced on 2 December 1921, attributed the cause of the explosion to unsatisfactory work procedures and poor supervision. The Commission was highly critical of the disregard for safety shown in the administration of the mine.

The mine suffered only superficial damage from the explosion and reopened for production early in 1922. The coke-works were successfully fired in August 1922, with the first consignment railed to the Chillagoe smelters in September.

The Mount Mulligan disaster precipitated the financial collapse of the last remnants of the Chillagoe Company's empire. In July 1923 the mine was taken over by the State. The government immediately commenced underground and surface re-development. The mine operations were found to be inefficient and the coal of poor quality, unsuitable on the whole for coking. The coke works were dismantled in 1925 and production declined steadily.

The state's acquisition of the mine coincided with the civil peak of the Mount Mulligan community. The population continued to grow, as evidenced by the school's enrolment, which climbed to 138 pupils by 1928. The increasing role of government in public health and the passage of the Maternity Act in 1922 also facilitated the erection of new maternity facility at

Mount Mulligan Hospital; although the community argued it would have preferred a new general hospital as most women had their babies at home.

In February 1927 the Chillagoe State Smelters closed. Part of the network of interdependent mining facilities operating within the district, its closure was a serious blow to Mount Mulligan. The official reason for the closure was “difficulties” in the smelter’s management, but the later Mungana Inquiry (1930) exposed corrupt financial practices, that also encompassed aspects of the Mount Mulligan operation.

The mine was subsequently operated by the local union ‘on tribute’ from the state government from 1929 - 1947. Maintenance and marketing problems continued to plague the operation, with the mine flooding each wet season. Production and population decline during this period, with most of the retained miners being married men with families. In 1937 the tributers took further steps to address the outlook of mine, undertaking a major redevelopment with the opening of a new No 5 adit. A new mine, the King Cole, was opened by Tableland Tin Dredging NL to obtain fuel for its steam dredge. Much of the surface plant at Mount Mulligan was also updated in the early 1950s.

Improvements also occurred in the township during the Union’s operation of the mine. A new general hospital was erected in 1937 on level ground along the eastern end of Harris Street. The lots had been specifically acquired for the purpose and enabled the 1924 maternity ward to be relocated from near the cemetery and established as a semi-detached ward. Another semi-detached building containing the nurses quarters was erected at the rear of the group. The provision of general hospitals to regional communities in Queensland was spurred by the Australian Labor Party’s ambition to nationalise the health system. The passage of the Hospitals Act in 1923 and the establishment of the Hospital Board system led to the rapid expansion of public health facilities in Queensland from 1920-1940.

Mount Mulligan was part of the Mareeba Hospital Board and its new facility was, very typical of the Queensland adaption of the ‘pavilion style’ hospital. Typical features of small regional hospitals at this time were a single storey timber and tin building, which used wide verandahs and breezeways to control heat. Unable to provide separate pavilions for males and females, the larger wards were separated by smaller rooms for private patients and medical staff. Ablutions and domestic facilities were in semi-detached structures to the rear.

Even in the latter years, public investment continued within Mount Mulligan. A Roman Catholic Church was erected 30 years after the previous church was destroyed in a cyclone. A connecting road to Dimbulah was established and diesel generators were installed for domestic electrical supply. A new change house for the miners was also built in 1952. However, the future of the township and mine were essentially sealed that same year when Queensland Railways, the mine's biggest customer, began using diesel locomotives. The final blows occurred in 1957 when both the King Cole Mine and main shaft closed; the former due to structural instability and the latter because of subsidence and ventilation difficulties. The operation had always been marginal and when the move to diesel became clear further investment to address the issues became unfeasible.

The mine plant was taken to Collinsville, and many of the miners followed. Businesses and houses were railed to Cairns and in 1958 the town was completely abandoned. Only the hospital, purchased as the homestead for Mount Mulligan cattle property, still stands in the town.

Physical Description: The entire site is dominated by the Mount Mulligan escarpment, which runs approximately north-west/south-east. An extensive site, it contains both built remnants and archaeological features. The built features include the intact hospital, chimney, brick kiln, and cemetery. There are also the recognisable ruins of the mine entrance, fan shaft, two explosives magazines, power plant, bath-house, playing fields and coke-works. The more archaeological features include remnants of the ropeway, machinery, building foundations (for a variety of sites including the tippler, commercial premises, public venues and residents), railway formations, culverts, public dumps, and domestic refuse.

The main mine entry (No. 2 Adit) is located at the base of the eastern side of the escarpment. The location of the mining infrastructure and the township itself was determined by the location of the adit. Mining infrastructure and housing spreads out roughly 180° towards the east from the mine shaft, although the main colliery infrastructure is concentrated around the former ropeway formation that extends out in a north-easterly direction from the main tunnel. The railway formation extends roughly north-south to bisect the town, with the majority of the domestic and commercial districts located on its eastern side. The cemetery is located at the top of the north-eastern quarter of the township.

The archaeological remains of the Mount Mulligan Township and Mine are organised into three main categories:

1. The mine and associated infrastructure.
2. The township.
3. The cemetery.

Mine and Associated Infrastructure: Remains of the mine's surface infrastructure are spread over a wide area extending from the pit head at the base of the Mount Mulligan escarpment to the colliery treatment and loading facilities 500 metres away at the railway siding. The mine and treatment plant were connected by an endless ropeway formation along which are the remains of associated buildings. The main tunnel which figured in the 1921 explosion (formerly No 2 Adit) has become sodden and heavily vegetated near the entrance, which is partly blocked by a rock slip. The entrance to No. 3 fan tunnel, located above and about 50 metres south, is encased with concrete ducting. One section contains a 1950s inscription. Approximately 50m north of the mine entry are the heavy stone remains of the original explosives magazine.

At the commencement of the ropeway near the main tunnel entrance is the concrete floor of the earlier miners' bath house with a small Cornish boiler for heating. Along the ropeway formation, steel cables and some timber sleepers are still evident. Structures evident along the gentle incline of the ropeway to the plant area include remains of a camp occupied by one of the later miners, an explosives magazine constructed with retort bricks, the floor and tiled walls of the later (1950s) bath house, stumps of the miners' boarding house, concrete surface of the dining room and the stumps of the Chillagoe Company office. This structure has later been incorporated as part of a hut. There is archaeological evidence of other camp sites throughout this area, including a hut to the north that retains a 'bottle base' decorative garden feature.

Midway along the ropeway and about 100 -150 metres south are the foundations of the mines officers' houses commencing with the concrete stumps of the (1950s) State Mine electrician's house, the garden plots and concrete steps of the mine manager's house, and the concrete surface and tank stands of the mine engineer's house. Extending 300 - 400m south of the ropeway near the southern boundary of the colliery area, are the concrete surfaces of the State Mine houses of the 1923-25 period.

Located along the length of the railway sidings are the foundations of the colliery power plant, coal preparation and coking works. Commencing from the north end of the siding, the largest building remains are the brick kiln, followed by the high form-cast concrete walls of the power house.

Adjacent to the power house are brick sections of a double Babcock boiler with a cupola roof. Standing by the siding at the ropeway terminus are the concrete pillars and headstocks that supported the weighbridge, tippler and screens. Overlooking this area is the round brick chimney constructed in 1920 for the unsuccessful coke works project. The coke preparation plant and the coke ovens were demolished in the mid-1920s and remain as broken brickwork amid large heaps of coke dust. The coke siding cutting and concrete coke loading platform survive. The concrete and brick footings of a long line of high coal stockpile bins remain evident on the eastern side of the coke siding cutting.

Main Township: The township is concentrated around four main streets, Harris, McLeod, Wason and Watson. All streets in the township remain unsealed but in recent years have been cleared of vegetation and signed to aid visitors. The intersection of Harris and McLeod Streets

was the commercial centre of the township and the most intensively developed. Entry to the township is by way of an unmade crossing of Slip Creek, then up an incline to Harris Street.

At the eastern edge of Harris Street is the former hospital, the only intact and occupied building remaining in the township. It is a single storey timber structure on low wooden stumps and a corrugated iron roof. The front entrance has a decorative art-deco concrete frame built into the verandah that has Mount Mulligan Hospital embossed into the top; the word Hospital has been since partially removed and painted over. Some external components have been removed, such as the timber maternity building, which was taken to Dimbulah in 1958 and is the current Country Women's Association hall. The semi-detached former medical officer's office is extant on the western side of the main building, as is the rear utilities annex. Now occupied as a private residence, the main hospital complex is intact, although some minor alterations have been made such as the installation of modern kitchen facilities and toilet. A small number of rooms have also had internal dividing walls removed, although they can often still be read due to the survival of door frames and structural members. Decorative wooden breezeways are located above most internal doors, which are complimented by small rectangular glass windows above the external doors. French doors open onto a wide verandah around the three main facades of the central building.

From the hospital Harris Street continues in a westerly direction. On its north side are the sites of the Federal Hotel, a tennis court, a children's playground with a climbing frame, and then a billiard saloon, a haberdashery and a vegetable shop. None of the buildings survive but stumps and areas of concrete indicate their locations. The southern side of Harris Street has extant stone curbing and substantial building foundations for a house that was once a post office, a grocery store, the R.S.L. hall and Torpy's Hotel. Surviving evidence of the hotel includes concrete supports for timber verandah posts along the Harris and McLeod Street footpaths, a concrete lined cellar on the Harris and McLeod Street corner of the lot, short round timber stumps of the hotel and outbuildings, a brick copper hearth on the laundry site, and concrete surfaces of a garage shed on the McLeod Street frontage.

Along McLeod Street heading south from Torpy's Hotel are the sites of a row of commercial premises including a dance hall and picture theatre, a café, a butcher's shop, and a bakery. Some of these premises retain *in situ* associated artefacts and features, such as the bakery which contains a large brick oven and scattered bread tins. Beyond the McLeod Street intersection, continuing west along the north side of Harris Street, are the foundations of the police station buildings, another tennis court, and the stumps of Quill's store and adjacent house.

To the south of commercial premises is Slip Creek gully, which runs approximately east-west. The gully is quite deep and heavily vegetated. At the western edge of the gully is the road and railway embankment, under which has been constructed a drainage culvert. Made from concrete, it retains evidence of the form-work used for its construction and is in excellent condition. The gully has a level terrace of land along the southern side of the creek, which contains some structural ruins and associated artefacts. These sites appear domestic in nature and contrast markedly with the substantial ruins of the senior mine management houses near the main tunnel. Immediately above the gully on the southern ridge is the school site, which consists of a concrete pad with high-set timber stumps from two classroom buildings, urinal walls, and remnants of the playground fence. Round timber stumps of the teacher's house are located along Wason Street, which marks the southern edge of the township. A small number of other residences are scattered along the southern edge of Wason Street, including the remnants of 'Dyson's House', which is uncharacteristically made from brick. The remnants of a series of more substantial houses are located to the east.

Watson Street, on the northern edge of the township, also contains the ruins of a series of stumped wooden houses. The ruins vary but collectively comprise timber stumps, garden features, historical plantings, water tanks, corrugated iron and discrete artefact scatters. Watson Street continues northward, past a large sports oval on the left and a large rubbish dump on the right. The dump has been disturbed by collectors but retains substantial amounts of intact artefactual material including bottles, tins and drums. Two other similar dumps are

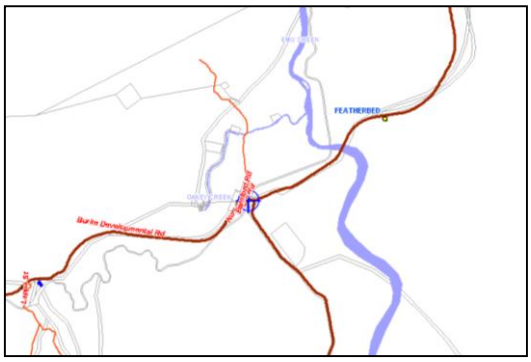
located on the eastern and southern edges of the town. At the end of Watson Street is the cemetery.

Cemetery: The cemetery reserve is located 500m north of the township centre. It is divided into four sections for Church of England, Roman Catholic, Other Denominations and Pagans. The cemetery contains 121 definable graves in the first three sections. Of these, twenty-eight graves (including four with multiple burials) contain headstones or inscribed markers identifying the occupants. Burials with headstones date from 1921 to 1935. Most headstones, including all of the explosion victims, are from Melrose & Fenwick's factory in Cairns. Mount Mulligan cemetery records contain the names or a reference (i.e. Unknown) to forty-six of the miners killed. However in six instances the records contain obvious duplications. The graves of forty-nine 1921 explosion victims can be identified with reasonable certainty based on the information in the cemetery records used in conjunction with the headstone inscriptions to determine the names of victims in graves between headstones.

Soon after the burials, the graves of the explosion victims were identified by a name painted on a small metal marker placed at the head of the grave. Thirty-five graves still contain these markers, though the painted names have long-since faded. Cemetery records show twelve graves recorded as 'unknown', which coincides with twelve victims who were listed at the time as 'unidentified'. A further four graves do not contain markers or any form of identification. However their locations suggest that they also relate to the explosion. The vast majority of the disaster victims are buried in the cemetery, with at least 69 graves identified that are confirmed or strongly believed to be associated with the explosion. One miner is known to have died of injuries at Mareeba and may have been buried there.

7.17 Petford Locality

7.17.1. Petford Railway Passenger Station



Map Index: PET01
Address: Burke Developmental Road (just past the intersection with Herberton-Petford Road, where the railway line intersects Burke Developmental Road)
Property Description: Lot 611 on SP129925
Architectural style: Interwar (Railways)
Physical Condition: Fair
Year Started: c1920s **Year Completed:** c1920s
Satisfies Significance Criterion: A,B,D & E **Tenure:** LL

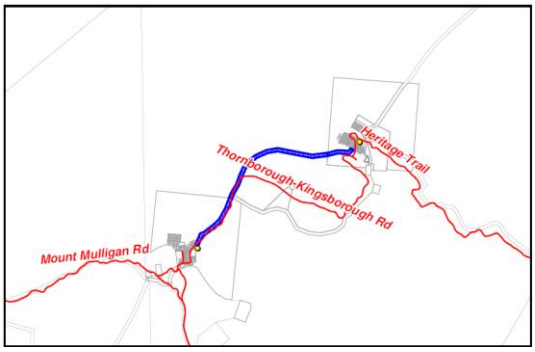
Statement of Significance: The Petford Railway Station reflects the opening up, with the assistance of extensive railway infrastructure, of the mining operations in the Chillagoe area in the early twentieth century, as well as the subsequent economic decline, resulting in the Queensland government's takeover of the line (criterion A). It is a rare surviving example of modest country passenger shelter at remote railway stations in the Interwar years (criterion B). It is a fine representative example of the many similar, modest shelters that once existed along Tablelands railway lines (criterion D). It is in a prominent location on the Burke Developmental Road and is a well-known local landmark, popular with tourists. It is evocative, through its external form and modest appearance, of the remoteness of settlements in the area in the Interwar years and of the difficulties of Interwar rail travel in north Queensland (criterion E).

Local History: The privately-owned Chillagoe Railway and Mining Company built the Mareeba to Chillagoe line through Petford in 1900. The line was taken over by the government in 1914 but traffic was always light and the line was removed in 1962. The Petford passenger station is likely to date to the 1920s (on physical evidence). Local residents report that it was certainly in existence in the 1950s.

Physical Description: Small timber-framed shed with picket front balustrade and gate; corrugated iron cladding; skillion roof; bench seat; station sign board; timber and steel stop blocks adjacent.

7.18 Thornborough Locality

7.18.1. The Bump Track, Thornborough to Kingsborough



Map Index: THO01
Address: Between Thornborough and Kingsborough, 4871
Property Description: N/A
Archaeological Potential: Yes
Physical Condition: Poor
Year Started: 1876 **Year Completed:** 1876
Satisfies Significance Criterion: A, B, C, E & F **Tenure:** N/A

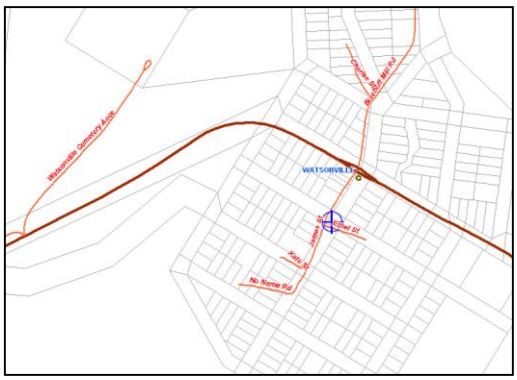
Statement of Significance: The Bump Track was an extremely important transport and communication route, responsible for the establishment of Port Douglas and central to the survival of the Hodgkinson mine fields from the late 1870s. It reflects an important period in north Queensland history – the opening up of the Tablelands mining areas – and illustrates the early crucial need for inexpensive supplies and the steps taken by the pioneers to obtain them. The track witnessed a range of historical events including early clashes with Aboriginal inhabitants and the operation of the Cobb & Co coaches (criterion A). The Bump Track is a rare surviving example of an early pioneer transport route, under threat as a result of the encroaching forest and rainfall (criterion B). Coach stops, hotels and houses once lined the track and there is the potential for archaeological relics to survive in its immediate vicinity, in addition to archaeological evidence of the road structure (cobbling etc) itself (criterion C). The track now follows an isolated route through striking terrain (criterion E). It is an extraordinary example of early pioneer bush craft, having been constructed through difficult terrain using only rudimentary tools and challenging environment (criterion F). The track has strong associations with pioneers James Venture Mulligan and Christy Palmerston (criterion H).

Local History: James Venture Mulligan confirmed the existence of gold in the Hodgkinson district in 1876 leading to a gold rush in that year. The viability of the early mining ventures was in doubt from the start, partly due to the great distances between the mining fields and the coast (which made supplies expensive and difficult o obtain). In 1876 a meeting was held in Thornborough and it was agreed that a £200 reward would be paid to the first man to find a viable road route down the range to the coast. A number of expeditions failed but Christy Palmerston and his colleague Billy Little blazed a route from Thornborough to the coast, ultimately leading to the establishment of Port Douglas and the survival of the mining operations in the area. The route became known as the Bump Track. It became a lifeline for the settlements in the area, becoming the Cobb & Co route from the coast and the means of transporting supplies. Hotels, coach stops and houses were established along the route. It was soon extended from Thornborough to Kingsborough (this stretch of the track was being used in 1877). The track began to fall out of use with the coming of the railway in the 1890s. It was little used in the Interwar years but was still important enough for the Australian Army to consider blowing up in World War II. It now survives as a walking track for adventurers.

Physical Description: Road alignment; principally dirt track with short stretches of cobble-paved road.

7.19 Watsonville Locality

7.19.1. ANZAC Memorial Tree



Map Index: WAT01
Address: Corner James and Ethel Streets, Watsonville 4887
GPS Coordinates: 145° 18' 43.4448", -17° 22' 42.3444"
Physical Condition: Good
Year Started: 1916 Year Completed: 1916
Satisfies Significance Criterion: A, D, E & H

Statement of Significance: The Watsonville Anzac Memorial Tree has been the focus of Anzac Day ceremonies since World War I and reflects the disproportionately large sacrifice that small-town north Queensland made towards the war effort (criterion A). It is representative of the World War I (and similar World War II) memorials in the Tablelands region, including other Anzac trees (e.g. Tolga) and a number of cenotaphs (criterion D). It is a large, mature and shady tree. It is a local landmark (criterion E). It has special associations with the families of the fallen in the conflicts of the twentieth century (criterion H).

Local History: Local residents advise that the tree was planted in 1916. It has been the focus of Anzac Day ceremonies ever since, with people coming from Irvinebank, Stannery Hills and other surrounding areas to attend the combined ceremony.

Physical Description: Mature Mango tree with broad canopy.

7.19.2. Watsonville Pioneer Cemetery

Map Index: WAT02
Address: Off Herberton-Petford Road, Watsonville 4887
Property Description: Lot 18 on C8138
Archaeological Potential: Yes
Physical Condition: Well maintained. Headstones in fair-to- very good condition. At risk of encroaching bush if proper maintenance not observed.
Year Started: c1886 Year Completed: c1886
Satisfies Significance Criterion: A, C, D, E & G Tenure: Reserve

Statement of Significance: Watsonville Pioneer Cemetery dates to the earliest years of the area's settlement and includes the graves of some of its first pioneers. The headstones in the cemetery reflect the ebbing fortunes of the town and provide testament to the hardships of life in the late nineteenth and early twentieth centuries (criterion A). The many detailed epitaphs on the headstones have the potential to yield important information about the population of the area, age at death and causes of death (criterion C). The cemetery is an attractive and well-tended example of the kinds of small-town cemeteries in the region, located within a bushland setting on the edge of town, and incorporating a mix of ornate and simple headstones reflecting a range of religions and nationalities (criterion D). The cemetery is an evocative place with strong aesthetic qualities. It is a well-known local landmark (criterion E). It has strong associations with the town and is highly valued by the community (criterion G).

Local History: The earliest surviving inscription in the cemetery dates to 1883, two years after a prospecting party discovered tin in the area, and one year after the town of Watsonville itself was established. The town experienced a rapid period of expansion from its first settlement, based on the operations of large tin concerns including the Bischoff Mill and North Australian mine. A post office operated out of the town from the early 1880s, the Queensland National Bank opened an office in Watsonville in 1884, a School of Arts Hall opened c1885 and a Provisional School opened there in 1884. Watsonville had a population of 142 in 1891 and 234 in 1902 (census figures), and possibly as many as several hundred just before WWI (anecdotal estimate).

The burials within the cemetery reflect the makeup of the town's population in the late nineteenth and early twentieth centuries including members of the Day, Lesina and Simpson families (the local bakers), the Halpin and Toy families (the local butchers), the Jack family (first managers of the local Jack and Newell store), the Donaldson family (a local store keeper), the Leinster and Pascoe families (hoteliers), the Wessels family (a local blacksmith), and the Wilesmith family (Wilesmith was the second postmaster at the town). The town went into a rapid decline after the First World War and is now home to a small population. The latest surviving burial dates to 1942.

Physical Description: A small cemetery containing c30 grave markers (total records 91). A mix of large headstones and smaller and less elaborate plaques and markers (crosses etc). Located in a pleasant bushland setting, adjacent to the main highway out of Watsonville (in the direction of Irvinebank). Four unmarked graves are also recorded. Modern sign posts and

entry gate. Includes a 2005 brass plaque erected by the Western Progress Association listing the known burials.

7.19.3. Watsonville Windmill

Map Index: WAT03
Address: Herberton-Petford Rd, Watsonville
GPS coordinates: -17.37717,145.312788
Physical Condition: Fair
Year Started: 1885 **Year Completed:** 1888
Satisfies Significance Criterion: A, B, E & G **Tenure:** Road Reserve

Statement of Significance: The "windmill in the middle of the road" at Watsonville has long been recognized physical link to Watsonville's past history (criterion E). In 1986 the local community fought vigorously to prevent the windmill's removal due to a realignment of the road, and the windmill has remained an icon of Watsonville (criterion G). Watsonville today has only two remaining landmarks of its vibrant past- the cemetery and the windmill. The town developed around the windmill, because previously to its erection, Watsonville suffered because it had no reliable water supply (criterion A). Whilst this windmill, which was made in the U.S.A and exported widely, it remains rare and unusual in Australia, as there were Australian windmill manufacturers operating at this time (criterion B).

Local History: Both Herberton and Watsonville were the sites of tin discoveries in 1880. The area was first know as Western then Tinaroo before settling for the name of Watsonville. Tin was discovered in this area in 1880 by Bob Watson and party. The town grew and became the cultural centre for the area with seven hotels, five general stores, butchers shops, bakers, blacksmiths, post office, doctor, police station and Chinese market gardens. There was also a tennis court, golf course, football ground, rifle range, cricket pitch, school of arts library and two batteries for crushing tin stone. A school operated from 1882 until it closed in 1943. Sport was big in Watsonville and it had its share of top athletics, champion tennis players and its rifle club was one of the best in the north.

The town grew up on the flats below the mines. Because of the temporary nature if the creeks in the vicinity available water supply was a problem. The ore from the mines had to be treated several miles away at Bischoff mill on the Walsh River, the only source of permanent water in the area. The people of Watsonville could rely on rainwater for only part of the year so wells were dug to supplement supply. Most of these wells were unreliable.

Situated in the heart of town, the centre of the intersection of Ann & James Streets a community well was sunk in 1885. This proved to be the best and most reliable well in town. Water was raised by windless and bucket for drinking purposes of the town inhabitants and stock.

In about 1905, a three legged Southern Cross windmill and tank was erected by the local council to speed up the supply of water to the townsfolk which now numbered approximately 400. During the 1920's this windmill was shifted to Stannary Hills and erected near the railway station. A shorter four-post windmill replaced this mill. During the 1930's the old mflint and walling windmill in front of the Irvinebank post office (surplus to the requirements due to the

reticulation of water from the Ibis Dam) was shifted by the Council to Watsonville. The second windmill was then relocated to Bakerville to supply this small community with water.

The “Star” windmill was manufactured by Flint & Walling Manufacturing Co., (F&W) in Kendallville, Indiana, USA. Alfred Shaw and co, in Townsville, were local agents who originally supplied the windmill to the Irvinebank community.

The present windmill served most of the Watsonville community until the 1980’s where it was superseded by submersible electric pumps from bores.

Physical Description: The Watsonville windmill is a prominent local landmark, which is situated in the centre of the small community, in the middle of the road. Although it was in poor condition in the late 1990’s, it became the focus of a community/ Council partnership to restore it, and is now in a good state of repair.

7.20 Wetherby Station Locality

7.20.1. Grave of Georgina Mathieson

Map Index: WET01
Address: Wetherby Road, Wetherby Station, Mount Molloy 4871
Property Description: Easting 323599/ Northing 8150061
Archaeological Potential: Yes
Physical Condition: Good
Year Started: 1896 **Year Completed:** 1896
Satisfies Significance Criterion: A, B, D, E & G

Statement of Significance: The grave of Georgina Mathieson reflects an important period in the history of the Tablelands, before the coming of the railway, when settlers battled isolation and hardship. It illustrates the alignment of the highly significant Bump Track (including the old Cobb & Co route) which was central to the commercial viability and survival of the Hodgkinson gold fields (criterion A). The grave is uncommon for the amount of historical data attached to it and for the unusual circumstances of Mrs Mathieson's death. It is in a vulnerable location (criterion B). The grave is representative of the deaths and lonely burials of countless early settlers across the Tablelands in the late nineteenth and early twentieth century, hence the commemorative plaques erected by the Rotary Club of Mareeba and Mareeba Historical Society (criterion D). It is an evocative feature of the landscape located in a bush land setting, and furnished with wrought iron railings and plaques (criterion E). It is highly valued by local community members who have made Mrs Mathieson a symbol for the community of pioneers that settled the district (criterion G).

Local History: The viability of the early mining ventures in the Hodgkinson district was in doubt until Christy Palmerston and his colleague Billy Little blazed a route from Thornborough to the coast, ultimately leading to the establishment of Port Douglas and the survival of the mining operations in the area. The route became known as the Bump Track. It became a lifeline for the settlements in the area, becoming the Cobb & Co route from the coast and the means of transporting supplies. Hotels, coach stops and houses were established along the route. It was soon extended from Thornborough to Kingsborough (this stretch of the track was being used in 1877). The track began to fall out of use with the coming of the railway in the 1890s.

Glenville Pike says of the grave of Georgina Mathieson on the route of the old Bump Track (1986:14): Another for whom help came too late was a Mrs Mathieson, travelling on a dray en route from Port Douglas to Kingsborough on the Hodgkinson Goldfield. It was no sort of a journey for a woman in an advanced state of pregnancy, and when near the Little Mitchell she went into labour and complications developed. This time the horseman who thundered over the miles of rutted track is not nameless; he was Billy Lee. He led a second horse to fetch back the midwife – what towers of strength such women were to their pioneering sisters in this land where doctors were rare. The midwife rode back over the long miles from Port Douglas with Billy Lee, but she was too late. After days of agony, alone on the ground under the dray, Mrs Mathieson had died. In 1961, the Mareeba Rotary Club erected a plaque on her

lonely grave “In Memory of the early Pioneers”. It should also be in memory of all those brave souls who travelled the Port Douglas Road and died on the way.

Mrs Mathieson’s headstone reads:
Georgina Mathieson, nee McPherson died in childbirth under a bullock wagon here at Yellow Clay Gully on route from Port Douglas to Thornborough. Born l853 Died 14.1.1896”.

Physical Description: Grave in bushland setting demarcated by a later wrought iron fence and furnished with two commemorative plaques.

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
ANEF	Australian Noise Exposure Forecast
Council	Mareeba Shire Council
CPTED	Crime Prevention Through Environmental Design
GFA	Gross Floor Area
MCU	Material change of use as defined in the Act
OLS	Obstacle Limitation Surfaces
ROL	Reconfiguring a lot as defined in the Act
shire	Mareeba Shire
the Act	*Sustainable Planning Act 2009*
the Regulation	Sustainable Planning Regulation 2009

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
<insert details>	<insert details>	<insert details>	<insert details>
<insert details>	<insert details>	<insert details>	<insert details>