

Etheridge Shire Draft Planning Scheme



Citation and commencement

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Part 1—About the planning scheme

1.1 Introduction

- (1) The Etheridge Shire Planning Scheme (the planning scheme) has been prepared in accordance with the [Planning Act 2016](#) (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 Etheridge Shire Council's intention for the future development in the planning scheme area, over the next 20 years.
- (3) The planning scheme applies to the entire area of Etheridge Shire including all premises, roads and internal waterways, and interrelates with the surrounding local government areas illustrated in the Etheridge Shire Planning Scheme Context Map (Schedule 2, CM-1).

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) tables of assessment
 - (e) the following zones:
 - (i) Rural Zone
 - (ii) Township Zone, inclusive of the following precincts:
 - (A) Commercial
 - (B) Industrial
 - (C) Residential
 - (D) Rural Residential
 - (f) The following use codes:
 - (i) General development code
 - (g) Other development codes:
 - (i) Operational work code
 - (ii) Reconfiguring a lot code
 - (h) The following schedules:
 - (i) Schedule 1 – Definitions
 - (ii) Schedule 2 – Mapping
 - (iii) Schedule 3 – Etheridge Heritage Places
 - (iv) Schedule 4 – Aboriginal Cultural Significance Planning Scheme Policy

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - (a) the *Planning Act 2016* (the Act); or
 - (b) the *Planning Regulation 2017* (the Regulation); or
 - (c) the definitions in Schedule 1 of the planning scheme; or
 - (d) the *Acts Interpretation Act 1954*; or
 - (e) the ordinary meaning where that term is not defined in subparagraph (a) to (d) above.
- (2) If 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 amended or replaced, if the context permits, means the amended or replaced Act.

- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note—In accordance with section 16(3) of the Act, the regulated requirements apply to this planning scheme to the extent of any inconsistency with the definitions in 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.

Footnote¹—See example at bottom of page.

1.3.3 Punctuation

- (1) A word followed by ';' or 'and' is considered to be 'and'
- (2) A word followed by '; or' means not all options apply.

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

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
 - (a) if adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land; or
 - (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; or
 - (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; or
 - (d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

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

1.4 Categories of development

- (1) The categories of development under the Act are:
 - (a) accepted development (includes accepted development subject to requirements)

Editor's note—A development approval is not required for development that is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

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

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

¹ Footnote—this is an example of a footnote.

- (c) prohibited development

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

- (2) The planning scheme states the category of development for certain types of development and specifies the category of assessment for assessable development in the planning scheme area in Part 4.3.2.

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

1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:
- the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment;
 - relevant provisions as specified in schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency;
 - zone codes prevail over other development codes to the extent of the inconsistency.

1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect 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 assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

- (3) This planning scheme, through Part 4, 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 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

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(1)(b) of the *Building Act 1975*.

- (4) The following maps designate the bushfire prone areas and flood hazard areas for the purpose of building assessment under section 32 of the *Building Act 1975* and section 12 and 13 of the *Building Regulation 2006*:
- Flood hazard maps FH-1 to FH-5 in Schedule 2 – Mapping of the Etheridge Shire Planning Scheme;
 - SPP Mapping – Natural Hazards Risk and Resilience – Bushfire prone area.

Editor's note—The bushfire and flood hazard code provisions in this planning scheme do not apply to building work applications.

Editor's note—The bushfire prone area includes land covered by the very high, high and medium hazard areas as well as the potential impact buffer.

Editor's note—The defined flood level for Georgetown is 297.01m AHD. The remainder of the shire does not have a specified defined flood level.

Part 2—State planning provisions

2.1 State Planning Policy

The Planning Minister is satisfied that the State Planning Policy (SPP) dated July 2017 is appropriately integrated in the Etheridge Shire planning scheme in the following ways:

State interests in the SPP appropriately integrated:

All state planning policy matters relevant to Etheridge Shire LGA, which includes the state planning policy as a whole.

Aspects of the SPP not relevant to Etheridge Shire LGA:

The following state interest matters are not relevant:

- Strategic ports
- Coastal environment
- Natural hazards, risk and resilience (only in relation to coastal hazard storm tide inundation areas).

Editor's note: In accordance with section 8(4)(a) of the Act, the SPP applies to the extent of any inconsistency. Where the planning scheme does not reflect the latest version of the SPP, additional assessment benchmarks may apply and the most recent version as a whole may need to be considered to the extent of the inconsistency.

Part 3—Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction of the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent — Enhancing Liveability and Increasing Prosperity in the Shire
 - (b) the following five themes that collectively represent the policy intent of the scheme:
 - (i) Encouraging economic growth
 - (ii) Facilitating responsible growth for rural and remote township living
 - (iii) Avoiding and mitigating the impacts of natural and other hazards
 - (iv) Safeguarding our environment and heritage
 - (v) Providing appropriate infrastructure
 - (c) the strategic outcomes proposed for development in the planning scheme area for each theme.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Strategic Intent - Enhancing Liveability and Increasing Prosperity in the Shire

The Etheridge Shire Council and our community understand that planning for the future development of the Shire plays a critical role in **enhancing liveability** and **increasing prosperity**, so that it occurs on our terms.

The planning scheme builds upon Etheridge Shire's traditional economic strengths, the primary one being agriculture. It seeks to further enhance economic opportunities in the agricultural sector, as well as supporting tourism, mining and renewable energy opportunities. The planning scheme also seeks the enhancement of residential, commercial, community infrastructure and services, and industrial development in the townships.

The planning scheme does this in a way that retains our character; keeps us safe from natural hazards, emissions and hazardous activities; respects and cares for our environment and heritage; and makes best use of our infrastructure.

In striving for liveability and prosperity, the Etheridge Shire envisions:

- A strong and growing shire economy
 - A self-sufficient, robust local economy;
 - Growing local jobs and enhancing local skills;
 - Encouragement of diversification and innovation;
 - Strengthened and broadened tourism opportunities.
- A healthy, resilient community
 - Creating places and spaces for all age groups;
 - Preserving and enhancing Etheridge Shire's rural lifestyle;
 - Maintaining a healthy and active community;
 - Supporting the provision of educational, social and community infrastructure.

- A sustainable and well-managed environment
 - Reducing the impact of weeds and pest animals;
 - Preservation of the Shire’s biodiversity;
 - Respecting Aboriginal connections to country;
 - Sustainable planning and design;
 - Increasing provision of essential service infrastructure, including road networks and telecommunications services;
 - Increasing the sustainable use of energy and the use of renewable energy.

The planning scheme realises Council’s strategic intent to **enhance liveability** and **increase prosperity** in the Shire through clearly articulating:

- strategic outcomes that satisfy Council’s and the community’s vision;
- a development assessment framework to support these strategic outcomes for Etheridge Shire now and into the future.

The planning scheme also does this by:

- positively responding to change and encouraging appropriate development;
- ensuring that development decisions are transparent and accountable to the community;
- enabling Etheridge Shire Council to readily and easily provide the community with services and infrastructure;
- enabling other public entities to readily and easily provide services and infrastructure;
- making allowances for future infrastructure, including roads, water and energy;
- recognising the importance of the agricultural industry and supporting appropriate agricultural activities;
- facilitating future tourism developments by limiting planning requirements;
- providing for industry, appropriately located, on the outskirts of Georgetown, Mount Surprise, Forsayth and Einasleigh;
- supporting affordable, accessible, innovative and adaptable housing in a range of tenures available to all sectors of the local community;
- acknowledging and respecting the importance of Aboriginal cultural heritage;
- protecting heritage buildings and places from inappropriate development;
- ensuring flooding and bushfire hazards are considered for all developments;
- supporting the provision of appropriate and aesthetically appealing uses along the main roads through Georgetown and Mount Surprise, and within the hub of each township;
- balancing economic and environmental requirements.

The planning scheme identifies development which supports these fundamentals in terms of **‘what we do’** (i.e. having a ‘fit for purpose’ development assessment regime) and **‘where we do it’** (i.e. ensuring an adequate and appropriate land supply).

To support Etheridge Shire’s **liveability** and **prosperity** into the future, (throughout the 20-year horizon of this planning scheme – to 2040) development should be strategically located in a safe and efficient manner that does not leave a negative legacy on the community and landscape of the Shire.

Five key policy themes will drive the strategic intent of **enhancing liveability** and **increasing prosperity** of the Shire (with each having specific strategic outcomes). These are detailed in Part 3.3 below.

3.3 Strategic intent statements

3.3.1 Encouraging economic growth and diversification

3.3.1.1 Agriculture

At the commencement of this planning scheme (and as envisaged into 2040), agriculture is a major employer in the Shire, and pastoral leases make up a large portion of Etheridge Shire's land area. Cattle grazing is the predominant agricultural activity, with various cropping pursuits (such as sorghum, cotton and fodder) also undertaken on some farms within the shire.

Agriculture in Etheridge Shire supports other businesses within the agricultural supply chain. A viable agricultural sector will be maintained by removing the potential for land use conflicts, protecting resources from inappropriate development and increasing opportunities for investment, production and diversification.

Development of the Gilbert River area for irrigated agriculture is one such development opportunity. Council's and industry's vision is to open-up a significant area of irrigable land north-west of Georgetown for intensive agriculture. This is seen as an opportunity to progress orderly development of the Gilbert River area and promote employment opportunities and the development of new agricultural industries within the Shire.

The rural area directly surrounding Einasleigh may also offer opportunities for agriculture subject to the availability of water. Diversification of agricultural activities around the township of Einasleigh is supported.

Given the importance the rural area plays to the economy of the Shire, the rural area will be protected from fragmentation that would result in diminished productivity of lands. Development in the Rural Zone is to be consistent with rural values and does not compromise the agricultural viability of properties. This is especially important in lands identified as Agricultural Land Classification (ACL) Class A or Class B on the State Planning Policy (SPP) mapping – Economic Growth, Agriculture, Agricultural Land Classification.

Active weed and pest management is encouraged alongside uses and development that assist with the management of rural lands. The development of value-adding agricultural industries (such as a cattle-feedlot or cotton gin) is supported, where located in rural areas and where they do not compromise the ability of the existing land uses to function safely and effectively. The ability for pastoralists to diversify their farming activities is also supported and balanced alongside the need for irrigation and environmental considerations.

The value that secondary uses on rural properties, such as farm-stays and other tourist activities, can bring to the local economy is recognised. The planning scheme seeks to provide flexibility for appropriate secondary-use development on rural land, whilst maintaining the land's environmental and agricultural values.

The function, connectivity and pasture productivity of the stock route network is maintained for sustainable use by travelling stock on hoof. The stock route network is protected from developments (on or near stock routes) that have potential for conflict between use of the network and use of the adjoining areas. The stock route network is identified in SPP mapping – Economic Growth, Agriculture, Stock Route Network.

3.3.1.2 Tourism

Tourism plays an important role in the local and regional economy, bringing tourist and economic benefits to the Shire. Etheridge Shire is located along the Savannah Way tourist route, linking Cairns in Far North Queensland to Broome in Western Australia's Kimberley region. The route attracts many self-drive tourists and is popular amongst the grey nomads. It is also the main highway that connects the Shire to other centres.

Some of the popular attractions in Etheridge Shire include the Cumberland Chimney, Terrestrial Centre, Cobbold Gorge, Copperfield Gorge, Undara Volcanic National Park and numerous fossicking sites. Significant tourist sites in the region will be protected from inappropriate development that detracts from the quality of the experience. Etheridge's scenic landscapes and rural and natural features are a drawcard for tourists. Development that conserves the character of the Shire and is sympathetic to the landscape in which it is located is encouraged.

Event-based tourism is also important for the Shire's economy. Popular events include rodeos, horse racing, campcrafts, music festivals, balls and dances. Major events and festivals are supported, where impacts on surrounding premises and neighbours can be adequately managed. Appropriate provision of necessary infrastructure for safe participation is required to support such events.

Whilst event-based tourism contributes to some of the tourist experiences available within Etheridge Shire, a strong priority is encouraging a steady flow of visitors to the shire all year-round. Periods of peak visitation occur around the cooler, winter months. Extending this season through new year-round attractions will help to extend the economic benefit of tourism.

Continued exposure and ready access to Etheridge Shire's businesses and attractions is important for sustaining and enhancing tourism in the Shire. Upgrading and maintaining road networks such as the Gulf Development Road, Gregory Development Road, Forsayth to Georgetown Road and Einasleigh to Forsayth Road is essential to the Council and the community.

Preserving and maintaining the Shire's Aboriginal and non-Aboriginal cultural heritage places is also essential. Not only is historical recognition of these places important, but cultural heritage adds to the depth of tourism experiences.

The Savannahlander rail service between Cairns and Forsayth (passing through Mount Surprise and Einasleigh) is a valuable tourism asset in Etheridge Shire. Development that supports the promotion and continued operation of this service is encouraged.

Developments that enhance, diversify and value-add to the tourist experiences and the tourism economy generally are encouraged. Such developments include:

- Aboriginal tourism ventures (e.g. Tallaroo Hot Springs);
- geotourism ventures;
- preservation and promotion of heritage buildings and places;
- further improvements to streetscaping, parks and recreational facilities within the townships;
- relocation of inappropriate or aesthetically intrusive uses away from the main tourist thoroughfares;
- provision of additional short-term accommodation options and experiences in the rural areas of the shire.

3.3.1.3 Resources

Mining has historically been a significant economic driver for Etheridge Shire though current mining activity is limited to a copper, lead and zinc mine near Einasleigh, exploration and small-time fossicking. New mines, for example a gold mine near Forsayth, will generate employment and increased investment into the local economy.

Development that diversifies and value-adds to the resource industry is supported. New mines are encouraged if development constraints, such as environmental and agricultural considerations, can be satisfied.

Extractive industry sites are to be rehabilitated once the resource has been exhausted or the extractive industry use becomes no longer viable. New land uses do not result in conflict with existing mining operations or tenements².

Non-resident workforce accommodation can be in the Rural Zone where appropriate. The strategic framework and zoning maps make allowances for accommodating additional residential uses within the townships. The community will be notified and able to have input into any new non-resident workforce accommodation within the townships.

3.3.1.4 Services

Georgetown is the region's key service centre in terms of retail, commercial and government services. The protection and continued operation of services within Georgetown is critical to the residents of the Shire. Zoning and provisions in the planning scheme ensure that existing service uses in Georgetown are accommodated and safeguarded from incompatible development. Opportunities for the growth of businesses and services provided in Georgetown have been created through ensuring an adequate supply of commercial and industrial precinct and township zonings.

Commercial developments and services are facilitated by the planning scheme in the smaller townships of Einasleigh, Forsayth and Mount Surprise. Consolidation of uses into designated commercial and township service areas, and industrial areas, is desired in all townships.

3.3.2 Facilitating responsible growth for rural and remote township living

Etheridge Shire, located in the Gulf Savannah Region of Far North Queensland, is approximately 40,000 square kilometres in area and made up of large rural properties that are serviced by Georgetown and Mount Surprise, and the smaller communities of Forsayth and Einasleigh.

The rural lifestyle offered in Etheridge Shire is prized by residents and visitors alike. While development and economic growth in the Shire is encouraged, the preservation of this lifestyle is of importance to Council and the community. Development is expected to be compatible with, and support the maintenance of, a rural lifestyle.

The Etheridge Shire 2018 -2023 Corporate Plan details Council's vision for the Shire as "*Unearthing Etheridge's future to create a future beyond Rates, Roads and Rubbish*". The Corporate Plan acknowledges the Shire will be faced with challenges and changes over the coming years to maintain social, environmental and financial sustainability. The planning scheme will assist in creating well-functioning and successful communities in the Shire.

The 2016 census identifies the resident population of Etheridge Shire as 799 persons. Limited growth in population is expected for the Shire. However, should there be growth in population, the residential land supply designated and available in each township in the planning scheme is considered adequate to meet any future housing needs.

Provision has also been made in the planning scheme to meet other development needs within the townships, such as the provision of sufficient industrial and commercial precinct and township zone land designations. Georgetown will continue to provide a focus for business, administrative and community activities, and infrastructure provision within the Shire.

Should future demand for residential, rural residential and industrial land exceed current availability, planning scheme map SFM-1 – Etheridge Shire Planning Scheme Strategic Framework nominates additional future rural residential and future industrial areas in Georgetown that may be suitable for urban expansion. Development of these areas would require further suitability investigations prior to development proceeding. Suitability investigations will need to consider ecological values, natural hazards, infrastructure servicing,

² Note: the location of mining tenements can be viewed from the [Department of Natural Resources, Mines and Energy website](#).

tenure and cultural heritage matters. Development of these areas is projected to occur outside the life of this planning scheme.

Future commercial development remains in consolidated areas centred along each township's main streets. Future industrial activity is to be concentrated away from sensitive land uses and on the outskirts of the townships; and located to protect community health and safety and the natural environment from the potential adverse impacts of hazardous air, noise and odour emissions from higher impact uses. Infrastructure such as rubbish tips are to remain outside of the townships in the rural areas of the Shire.

So as not to inhibit growth, planning requirements for dwelling house construction, and establishment of new businesses and services remain low, while continuing to preserve the relaxed outback lifestyle and character of the Shire. The importance of providing health and educational services in the townships is recognised, and the operation of such services is to be encouraged and protected from encroachment by inappropriate development.

To better support the lifestyle of the Shire's residents and the appeal of the townships, Council can provide public amenities such as parks and sporting facilities without unnecessary planning requirements. Public amenities such as recreational areas, pool, rodeo grounds and other sporting venues remain central to recreation and community activities. The future improvement of, and support for, such facilities is encouraged.

Georgetown:

Georgetown is situated on the western bank of the Etheridge River and located on the Gulf Developmental Road and at the junction of the Georgetown/Forsayth Road (which are the predominant freight and passenger road networks for the region). It is the largest town in Etheridge Shire and therefore the administrative headquarters of the Shire. It has direct road connections to the three smaller townships of Mount Surprise, Forsayth and Einasleigh.

Georgetown has a hospital and is an important regional centre for health services. There is also a school, child care centre and kindergarten, a hostel for school children coming from remote areas, and a variety of government services available within the town. Georgetown also has several recreational facilities including a public pool and parks well equipped with fitness and playground equipment. A sport and recreation centre is being constructed on St George St and is planned to accommodate a variety of leisure pursuits.

The town has distinct and separated commercial, residential and industrial precincts. The industrial areas are predominantly used for accommodating low to medium impact industries, with the potential for higher impact industries to be located away from sensitive use areas

Georgetown's residential built form consists primarily of low and high set dwelling houses on single allotments (often more than 800m²), with a mixture of short-term accommodation facilities located near the state-controlled roads. The rural residential precinct located along Forsayth Road is intended to accommodate residents who would like to keep animals such as a horse, or have larger sheds, space and vehicle/machinery storage capacity, whilst still living in the township.

Mount Surprise:

Mount Surprise is a small township in the Shire and has a smaller range of services including a primary school, health clinic/care centre, police station and a sealed airstrip. Mount Surprise's main street Garland Street (the Gulf Developmental Road) provides access to most business, accommodation and recreational facilities.

The main street is intended to remain the preferred location for businesses and services with the remainder of the town being a mixture of low and high set dwelling houses, light industries and government services on large allotments. The low-density of the township is valued by residents and is to be preserved in future development decisions.

Forsayth:

Forsayth is the second largest town in the Shire and rests on the western bank of the Delaney River. It is located between Georgetown and Einasleigh and has a small mixture of services and commercial uses including a police station, health clinic, primary school, shop, hotel and caravan park. Forsayth is the terminus of the Savannahlander tourist railway and the former station master's residence is heritage-listed.

Dwelling houses in Forsayth are predominantly located on single residential allotments. The low-density pattern of development is valued by residents and is to be preserved in future development decisions. Mining activity within the area may stimulate some additional growth in Forsayth. Provision has been made in the planning scheme to accommodate residential, industrial and commercial growth in the township.

Einasleigh:

Einasleigh is situated on the western banks of the Copperfield River and is the smallest town in the Shire. Einasleigh has a mixture of facilities and amenities including a community hall, health clinic/care centre, hotel, caravan park, racecourse and rodeo grounds and public park.

Dwelling houses in Einasleigh are a mix of high and low set construction located on single residential allotments. The township has a number of heritage listed places and is adjacent to the picturesque Copperfield Gorge. Development must be sympathetic to preserving and enhancing the experience of these features. Development in the township must also consider any potential flooding impacts and highset houses may be encouraged in certain circumstances.

3.3.3 Avoiding and mitigating the impacts of natural and other hazards

3.3.3.1 Bushfire

Etheridge Shire is prone to bushfire events and bushfire prone areas in the Shire are shown on SPP mapping – Safety and Resilience to Hazards, Bushfire Prone Area. New development must take bushfire risks into account by making sure that it does not unduly burden disaster management response or recovery capacity, nor adversely impact the existing capabilities of emergency services. New developments avoid areas known to be bushfire-prone and where unavoidable are built and located to be resilient to bushfires.

Council has a proactive approach to the risk management of bushfire and firebreaks are maintained around the townships. In order to circumvent bushfire risks, firebreaks and active fire management are encouraged in the rural areas of the shire and within national parks and conservation reserves.

3.3.3.2 Flooding

Flood events have been experienced on varying scales throughout Etheridge Shire. Flooding has impacted people's homes, public infrastructure and at times the viability of agricultural businesses within the Shire. Roads are often damaged, cut off or washed away during flood events. Consequently, some residents of the Shire, as well as many others residing throughout the region, are prone to isolation during flood events. The loss of essential roads also has economic consequences for the Shire.

Development in the region should not expose people or property to unacceptable risks of flood hazards. Development is encouraged within those areas of Etheridge Shire that are not known to flood. Future development should be located, sited, designed and constructed to tolerate, not worsen, and adapt to flood risks. It is also important to ensure that flood risks to key infrastructure, including water, sewerage and energy facilities, are managed.

Georgetown has sustained numerous flood events throughout history. The corner of South Street and St George Street is protected from inundation by an earthen levee. The 1974 flood extent is defined by this short levee at this location. In 2014 a Level 2 flood study was undertaken for Georgetown which was based on the 1974 flood (and some approximate survey points from local recollections for the 1956 flood). This study refined existing flood mapping and is included in Schedule 2 – Mapping. Flood assessment and/or defined minimum floor heights will be applied to development on sites affected by flooding.

Flood mapping is included for the whole Shire in Schedule 2 – Mapping. Most flood mapping for the Shire is very basic modelling used to estimate potential flood hazard areas. Georgetown is the only area of the Shire to have had a more detailed study done of flood data and mapping.

The townships of Mount Surprise and Forsayth are less prone to flooding than Georgetown and minimal properties need to consider flood risks. Einasleigh is covered by the Queensland floodplain assessment overlay mapping and development occurring within the township needs to consider and mitigate potential flood risks. Refinement to Einasleigh's flood mapping may occur over time.

3.3.3.3 Landslide

A risk of landslide potentially exists in some rural areas of the shire, however due to the size and remoteness of Etheridge's rural properties (and their predominant use for agricultural purposes) it poses a minimal hazard. All four townships are relatively flat and landslide risk within the townships is low to non-existent. Development is encouraged on level and stable land and avoided on or near steep slopes or unstable land.

3.3.3.4 Emissions and hazardous activities

Activities involving the use, storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances are located to:

- avoid or mitigate potential adverse impacts on surrounding uses;
- minimise the health and safety risks to communities and individuals.

Etheridge Shire has a long history of mining and risks are present with regards to disused underground mines, tunnels and shafts. Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property, including former mining activities and hazards. The location of new development outside of the township area must take this risk into consideration³.

3.3.4 Safeguarding our environment and heritage

Etheridge Shire's environment and rich heritage contribute to both its economic potential and liveability. It is critical that these elements be safeguarded against inappropriate development.

The planning scheme can achieve this by:

- striking a balance between the need for economic development and environmental protection;
- providing protection for waterways, areas of high environmental value and local flora and fauna;
- using land in a sustainable and practical way, that enhances Etheridge Shire's unique local identity and liveability;
- making provision for affordable, alternative energy options, including solar power;
- providing protection for the Shire's non-Aboriginal heritage places and allowing for the adaptive re-use of such places where appropriate;
- acknowledging and respecting the importance of Aboriginal cultural heritage and providing direction for the protection of places and areas of cultural significance.

3.3.4.1 Waterways

Etheridge Shire is located primarily in the Gilbert Basin catchment which boasts three major river systems namely the Einasleigh River to the East, the centralised Etheridge River, and the Gilbert River to the West. The headwaters of these rivers start in the Gilbert and Newcastle Ranges. The rivers run predominantly south to north-west flowing through to the Gulf of Carpentaria. Whilst the Gilbert catchment is the shire's primary system the southern end of the shire does feed the Flinders Catchment.

These river systems are of importance to the environmental health of the Gulf of Carpentaria, as well as being sources of significant environmental, cultural and economic value. Development within the shire must

³ The locations of former mining activities within the shire can be viewed at the [Department of Natural Resources, Mines and Energy website](#). Advice on former mining activity is available via the Geological Survey of Queensland helpline at: geological_info@dnrme.qld.gov.au

facilitate the protection of environmental values and the achievement of water quality objectives for the shire. New development will maintain appropriate levels of water availability and water quality.

Developments such as the Charleston Dam on the Delaney River and irrigation schemes on the Gilbert River recognise not only the economic but cultural and environmental importance of the waterways in the shire.

3.3.4.2 Biodiversity

The majority of Etheridge Shire is located within the Einasleigh Uplands bioregion, with some small western portions of the shire located in the Gulf Plains bioregion. The Einasleigh Uplands bioregion consists of a series of rugged hills and ranges, dissected plateaus and alluvial and sand plains. The bioregion is dominated by eucalypt woodlands. In the Gulf bioregion, grasslands and woodlands of eucalypts, melaleuca and acacia cover the landscape of plains and river channels comprising clay and alluvial soils.

Significant state threatened species of fauna and flora have been listed in the shire, and the ones listed as Endangered or Vulnerable include:

Fauna	Flora
Gouldian finch (<i>Erythrura gouldiae</i>)	<i>Cycas cairnsiana</i>
Black-throated finch (<i>Poephila cincta cincta</i>)	<i>Cycas couttsiana</i>
Grey falcon (<i>Falco hypoleucos</i>)	<i>Pluchea punctata</i>
Painted honeyeater (<i>Grantiella picta</i>)	<i>Macropteranthes montana</i>
Yellow chat (<i>Epthianura crocea</i>)	<i>Ipomoea saintronanensis</i>
Australian painted snipe (<i>Rostratula australis</i>)	<i>Euphorbia carissoides</i>
Curlew sandpiper (<i>Calidris ferruginea</i>)	<i>Tephrosia leveillei</i>
Ghost bat (<i>Macroderma gigas</i>)	<i>Acacia guymeri</i>
Koala (<i>Phascolarctos cinereus</i>)	<i>Drummondita calida</i>
Greater glider (<i>Petauroides volans</i>)	<i>Solanum angustum</i>
Northern greater glider (<i>Petauroides volans minor</i>)	<i>Solanum carduiforme</i>
Common death adder (<i>Acanthophis antarcticus</i>)	<i>Eriocaulon carsonii</i>
Limbless fine-lined slider (<i>Lerista ameles</i>)	<i>Eriocaulon carsonii subsp. orientale</i>
Leaden-bellied fine-line slider (<i>Lerista vanderduysi</i>)	<i>Lepturus minutus</i>

Biodiversity is important to both agriculture and tourism in the shire. Development is to be located in areas that avoids significant adverse impacts on state biodiversity values and protects these values while maintaining ecological connectivity. If avoidance cannot be achieved, it must be demonstrated that impacts have been carefully managed and minimised (mitigated). The state biodiversity areas are identified in SPP mapping - Environment and Heritage, Biodiversity.

3.3.4.3 National parks and conservation reserves

National parks and conservation reserves located within Etheridge Shire are included within the Rural zone. Protection of these areas primarily occurs under other legislation. Council maintains the roads leading into Etheridge Shire's national parks and reserves, and initiatives that encourage increased visitation to these areas need to consider the potential impacts on road infrastructure.

It is important that appropriate fire management occur to national parks and conservation reserves, as bushfires can impact surrounding properties and pose a risk to the cattle industry in the Shire. Council places priorities on firebreaks around townships, homesteads and in areas adjacent to large parcels of vegetation.

3.3.4.4 Aboriginal cultural heritage

Etheridge Shire has a long and rich heritage. The Traditional Owners of the majority the shire's country are the Ewamian people, who have determined Native Title rights over large areas of land within the shire. The Ewamian Aboriginal Corporation (EAC) also own freehold property within each of the shire's townships and numerous Aboriginal reserves exist throughout the shire.

The Tagalaka, Gudu Badhun and Wakaman Peoples also have connections to country within Etheridge Shire. The Tagalaka People have determined Native Title rights over a western portion of the shire (which then extends significantly into Croydon Shire). The Gugu Badhun People have determined Native Title rights over a small portion of land in the east of the shire, with most of their country extending east of the Etheridge local government area. Some of the Wakaman People's country is located in the north of the shire.

The expansion of European settlement into Etheridge Shire saw many Aboriginal People dispossessed of their lands, affecting the continuous physical occupation of their Ancestors. Despite the many hostile and tragic events of the past, increasing pastoral activities in the region saw Ewamian, Tagalaka, Gugu Badhun and other Aboriginal People employed as stockman and domestics on various stations for many years in the shire. This provided a continued connection to country for some traditional owners.

Ewamian and other Traditional Owners played an essential role in the development of the pastoral industry in the Etheridge Shire. Typically, a pastoral station would include a homestead, outhouses, sheds, yards and stockmen quarters (usually Aboriginal). In the early years, substantial Aboriginal camps were often present on stations, usually set back from the homestead near a water resource such as a lagoon or river.

Ewamian country is very rich in cultural and significant sites. These range from rock arts, scar trees, artefacts, occupation sites, bora grounds, stone groovings, and ceremonial grounds. Most rock art sites can be found along the sandstone escarpments located along the Newcastle Ranges and near water sources. Scar trees and artefacts are found right throughout Ewamian country as are ceremonial and bora grounds. Stone groovings can be found in the rivers and creeks.

Ewamian People lived at the Georgetown Aboriginal Reserve until the 1980s. Children often stayed at the Reserve with their extended family while their parents were working on stations in the area. Ewamian people recall that corroborees were held at the Reserve in the early years while hunting, collecting bush tucker and fishing were important activities for residents of the Reserve. Surrounding the Reserve are birthplaces and burials of Ewamian people.

The Ewamian People are currently developing a tourist attraction at Talaroo Station (includes accommodation, access to hot springs and opportunities for increasing community participation in Aboriginal culture). The EAC have many aspirations and plans they would like to see recognised within the shire. They support initiatives that will bring employment and opportunities for their people and their children. Enhanced economic prospects through appropriate development of Aboriginal freehold land is supported. Importance is also placed on ensuring development considers, protects and preserves Ewamian culture and country for future generations. Traditional land management practices are also promoted on Ewamian country.

The Tagalaka, Gudu Badhun and Wakaman peoples also have a strong cultural connection to their lands, which contain some areas and sites of cultural significance within Etheridge Shire. These are located within the rural areas of the shire. As with the Ewamian People, they would like to ensure their aspirations are supported by the planning scheme, and that development considers and protects places of significance to their peoples and respects traditional owner connections to country.

Many Aboriginal heritage areas and sites can be found throughout the shire. Some Aboriginal heritage areas and sites are included on a cultural heritage database (managed by the Department of Aboriginal and Torres Strait Islander Partnerships) and some have yet to be identified.

The EAC have identified some land parcels on the outskirts of Georgetown known as containing sites of cultural significance for inclusion in planning scheme. These include the Georgetown Aboriginal Reserve and

are shown on planning scheme policy map PM-1 Etheridge Shire Planning Scheme Areas of Cultural Significance. Table SC3.1 – Local Heritage Places in Schedule 3 of the scheme also includes some historical information pertaining to Aboriginal significance.

Matters of Aboriginal cultural heritage are to be appropriately conserved and considered in accordance with the requirements of the *Aboriginal Cultural Heritage Act 2003* and the *Native Title Act 1993*. The Aboriginal Cultural Significance Planning Scheme Policy contained in Schedule 4 of this planning scheme provides direction on meeting legislative requirements, protecting Aboriginal cultural heritage and acknowledging Aboriginal values and significance of land within Etheridge Shire.

3.3.4.5 Non-Aboriginal cultural heritage

Etheridge Shire contains many important non-Aboriginal state and local heritage places. Thirteen places in the shire are listed on the Queensland Heritage Register. The importance of numerous locally significant heritage places has been recognised and included in Schedule 3 of the planning scheme as a list of Local Heritage Places.

Both state and local heritage places provide an important connection to the shire's history. They represent significant links to the European settlement and subsequent development of the shire and are valuable to the local community. The protection and promotion of these places is important in maintaining Etheridge's character and identity, and as a tourism drawcard, contributing to visitor and tourist experiences.

The adaptation and re-use of state and local heritage places is supported to ensure that the shire's history is kept alive for future generations, whilst facilitating appropriate development and ongoing use for the benefit of the community. Development is to conserve the physical features, fabric and contents that contribute to the cultural heritage significance of the heritage place. Changes to the setting or context of the heritage place that reduce understanding or appreciation of its cultural heritage significance are to be avoided. Any changes to a heritage place as a result of development will be appropriately managed, documented and interpreted.

3.3.5 Providing appropriate infrastructure

It is imperative that infrastructure provision keep pace with any growth and development in Etheridge Shire. The planning scheme aids in establishing a co-ordinated approach linking the provision of infrastructure, land use and economic development.

3.3.5.1 Roads

The road network servicing Etheridge Shire is of social and economic significance to the region. It is also integral to intra-state connectivity. The shire and its communities are heavily invested in and reliant upon the quality of the road network for social and economic purposes. The road network of the region caters for a wide variety of road users from: domestic scale use by residents, to road trains for transporting stock and commodities, to tourists in cars, buses or towing caravans, to long-distance cyclists.

The Gulf Development Road (part of National Highway 1 and the Savannah Way) is a main link to other regional centres. The road is sealed though a few small sections remain one lane and need upgrading. Road-trains and caravans are common vehicles on this road. To improve the safety and accessibility of this road for all users Council desires that the entire road be upgraded to two lanes (one each direction). The Kennedy Development Road and Gregory Highway also provide important connections within the shire and to adjoining shires. Any new development must not adversely affect the safety and efficiency of the road network identified in SPP mapping - Infrastructure, Transport Infrastructure, State-controlled road.

To support Etheridge's tourism, agricultural and mining industries, as well as the Shire's residents, it is important that not just the main roads but other roads within the shire are accessible. The Forsayth Road and Einasleigh Forsayth Road (as shown on planning scheme map SFM-1 – Etheridge Shire Planning Scheme Strategic Framework) are being progressively sealed.

Council seeks to improve the length of time shire roads can remain open. Roads that remain operational and accessible in all-weather conditions ensure access in emergencies, prevents isolation on rural properties, and allows communities and businesses to continue functioning uninterrupted year-round. Improving the flood immunity of the road network is a high priority for Council. New developments should consider impacts on, and provide safe access to, both local and state road networks.

3.3.5.2 Air

The Georgetown airport is the only registered airport within the shire. Mount Surprise, Forsayth and Einasleigh airstrips all have all-weather bitumen runways of varying lengths and play a vital role in delivering health services across the shire. The Georgetown airport also provides a direct link to other regional centres and could become vitally important if major business or resource projects are started in the region.

The Royal Flying Doctor Service provides a life-saving health service for the region, and services all four townships in Etheridge Shire.

Any new developments located in close proximity to Georgetown, Forsayth, Mount Surprise and Einasleigh townships must not create incompatible intrusions or compromise the safety of the existing airports and associated aviation navigation and communication facilities.

Etheridge Shire has one registered aviation facility, which is located at Cheviot Hills on the southern border of the shire and adjoining Rungulla National park (shown on SPP mapping Infrastructure, Strategic Airports and Aviation Facilities, Aviation facility). This aviation facility is important for flight navigation. Development must adhere to the building restriction areas that apply to this facility. There is a low risk of any development impacting this facility given its location in the Rural Zone and bordering a national park.

3.3.5.3 Rail

A rail line links Forsayth to Cairns and is currently utilised as a tourist attraction through the operation of the “Savannahlander” tourist train. The train runs a four-day excursion from Cairns to Forsayth and back again with overnight stops in Forsayth, Mount Surprise and Almaden. The rail corridor is now heritage listed and does not allow for any movements of heavy freight or transportation of livestock. It is identified in SPP mapping – Infrastructure, Transport Infrastructure, Railway corridor as well as in planning scheme maps SFM-1 Etheridge Shire Planning Scheme Strategic Framework and CM-1 Etheridge Shire Planning Scheme Context Map.

The rail corridor provides a valuable tourist asset to the shire and new development must not compromise the rail corridor’s long-term viability. It also must not result in a worsening of the physical condition or operating performance of the railway.

3.3.5.4 Energy, water supply and communications

Due to the remote nature of the shire, electricity, water supply and telecommunication services are of vital importance to ensure the safety and wellbeing of local residents. Existing and approved future major electricity infrastructure locations and corridors (including easements, renewable energy facilities, and electricity substations), and water supply infrastructure locations and corridors (including easements) are protected from development that would compromise the corridor integrity, and the efficient delivery and functioning of the infrastructure.

The shire’s townships are located on the national electricity grid, however some of the shire’s rural properties rely on individual generators and power systems (primarily solar). Infrastructure identified on SPP mapping – Infrastructure, Energy and Water Supply must not be adversely impacted upon by new developments.

Council is building Charleston Dam, which is to be located about six kilometres downstream of Forsayth and about 31 kilometres upstream of Georgetown on the Delaney River. This dam is principally for town water supply purposes to both these townships, however a secondary use of the dam will be for recreational purposes.

Etheridge Shire faces some challenges with its telecommunications system. The shire's rural properties rely on satellite services for telecommunications with very limited mobile telephone coverage. Council is committed to improving the telecommunications infrastructure of the shire and the planning scheme supports the provision of such infrastructure.

Renewable energy projects and further renewable energy opportunities exist with the shire, as well as opportunities for agricultural irrigation such as the Gilbert River Irrigation Scheme. The development of such projects is supported within the rural areas of the shire, provided environmental and financial viability considerations can be met.

3.3.5.5 Town-based infrastructure

Etheridge Shire Council will continue to provide dedicated infrastructure services, including water and stormwater, waste, road networks and open space areas to the extent possible within the budget framework.

This may include:

- a program of improvements to the stormwater drainage network;
- improvement to parks, open spaces and recreational facilities;
- grey water usage;
- solar power usage;
- aged accommodation.

Part 4—Tables of assessment

4.1 Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development in the planning scheme area, as well as any relevant requirements for accepted development.

4.2 Reading the tables

The tables identify the following:

- (1) the categories of development and assessment:
 - (a) accepted, including accepted with requirements;
 - (b) assessable development—code or impact;
- (2) the assessment benchmarks for assessable development and requirements for accepted development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the ‘assessment benchmarks’ column);
 - (b) any other applicable code(s) (shown in the ‘assessment benchmarks’ column);
- (3) any variation to the category of assessment (shown as an ‘if’ in the ‘assessment category’ column) that applies to the development.

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

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

4.3 Categories of development and assessment

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

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

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1;
- (2) for all development, identify the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
- (3) determine if the development is accepted development under Schedule 6 or 7 of the Regulation, or is assessable or prohibited development under Schedule 10 of the Regulation;

Editor’s note—Schedule 6 of the Regulation prescribes development that a planning scheme cannot state is assessable development where the matters identified in the schedule are met. Schedule 7 of the Regulation identifies development the state makes accepted. Some development in schedule 7 may still be made assessable under this planning scheme.

- (4) otherwise, determine the initial category of assessment by reference to the tables in:
 - section 4.4 Categories of development and assessment—Material change of use; or
 - section 4.5 Categories of development and assessment—Reconfiguring a lot; or
 - section 4.6 Categories of development and assessment—Building work; or
 - section 4.7 Categories of development and assessment—Operational work.

4.3.2 Determining the category of development and categories of assessment

- (1) A material change of use is assessable development requiring impact assessment:
 - (a) unless the table of assessment states otherwise;
 - (b) if a use is not listed or defined;
 - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.

- (4) Where an aspect of development is proposed on premises included in more than one zone or precinct, the category of development or assessment for that aspect is the highest category under each of the applicable zones or precincts.
- (5) The category of development prescribed under schedule 6 of the Regulation, overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.
- (6) Despite all the above, if development is listed as prohibited development under schedule 10 of the Regulation, a development application cannot be made.

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

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

The following rules apply in determining assessment benchmarks for each category of development and assessment:

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks.
- (2) Accepted development that does not comply with the assessment category criteria in the assessment tables becomes code-assessable development, unless otherwise specified.
- (3) Accepted development subject to requirements does not require a development approval but is subject to certain assessment benchmarks. Accepted development subject to requirements must comply with the assessment category criteria in the assessment tables. It must also comply with the acceptable outcomes in the relevant parts of the applicable code(s) as identified in the assessment benchmarks column.
- (4) Accepted development subject to requirements that does not comply with the assessment category criteria in the assessment tables becomes impact-assessable development, unless otherwise specified.
- (5) Accepted development subject to requirements that does not comply with the acceptable outcomes in the relevant parts of the applicable code(s) as identified in the assessment benchmarks column becomes code-assessable development, unless otherwise specified.
- (6) Code-assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column;
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 4.3.3(2) or 4.3.3(4) must:
 - (i) be assessed against all the assessment benchmarks identified in the assessment benchmarks column;
 - (ii) comply with all required acceptable outcomes identified in sub-section 4.3.3(1) or 4.3.3(3) other than those mentioned in sub-section 4.3.3(2) or 4.3.3(4);
 - (c) complies with the purpose and overall outcomes of the code; and
 - (i) the performance or acceptable outcomes comply with the purpose and overall outcomes of the code;
 - (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

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

- (7) Impact-assessable development:
 - (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant);
 - (b) assessment is to have regard to the whole of the planning scheme, to the extent relevant;
 - (c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

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

4.4 Categories of development and assessment—Material change of use

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

Table 4.4.1 – Rural Zone

Accepted development		
Use term	Assessment category criteria	Assessment benchmarks
Any use listed below as accepted development	If: a) not located on a local heritage place identified in Schedule 3 – Local Heritage Places; or b) located on a local heritage place identified in Schedule 3 – Local Heritage Places and being provided by ESC.	
air service		
animal husbandry		
caretakers accommodation	If not located in a flood hazard area identified in Schedule 2 - Mapping or bushfire prone area identified on SPP Mapping – Natural Hazards Risk and Resilience – Bushfire prone area.	
cemetery	If provided by ESC	
cropping		
dwelling house		
environment facility	If provided by a public sector entity	
home-based business	If: a) does not require more than the owner and two (2) employees on-site at any one time; b) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction with the home-based business; c) where bed and breakfast, does not exceed three (3) bedrooms; d) where bed and breakfast or a home-based childcare is not located: <ul style="list-style-type: none"> • in a flood hazard area identified in Schedule 2 – Mapping; • in a bushfire prone area identified on SPP Mapping – Natural Hazards Risk and Resilience – Bushfire prone area. <p><i>Editor's note: depending on the type of home-based business approvals may still be required under other legislation (such as the Food Act 2006).</i></p>	
major electricity infrastructure	If provided by a public sector entity	
outdoor sport and recreation	If provided by ESC	
outstation		
park		

Use term	Assessment category criteria	Assessment benchmarks
permanent plantation	If not located in an 'Important agricultural area' mapped on SPP mapping – Economic Growth - Agriculture.	
renewable energy facility	If provided by ESC Editor's note: wind farms are assessable by the State	
roadside stall	Note - Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the Transport Infrastructure Act 1994.	
substation	If provided by a public sector entity	
telecommunications facility		
utility installation	If: a) provided by a public sector entity; b) not a water treatment plant or waste management facility located in a flood hazard area identified in Schedule 2 – Mapping.	
Accepted development subject to requirements		
Use term	Assessment category criteria	Assessment benchmarks
animal keeping	Where located a minimum of 5km away from the Township zone	Rural Zone code
emergency services		General development code
environment facility	If not provided by a public sector entity and is for 100 patrons or less per day.	
major sport, recreation and entertainment facility	If provided by ESC	
motor sport facility	If provided by ESC	
nature-based tourism	If: a) for 21 patrons or less per day where accommodated in a building; (a) for 20 or less self-contained camping or recreational vehicle sites; (b) providing a nature-based tourism activity for 100 patrons or less per day.	
short-term accommodation	If for 21 patrons or less	
tourist attraction	If provided by ESC	
tourist park	If for: b) 21 patrons or less per day where accommodated in a building; c) 20 or less self-contained camping or recreational vehicle sites.	
transport depot		
rural industry		
rural workers' accommodation		

Code assessment		
Use term	Assessment category criteria	Assessment benchmarks
environment facility	Where not accepted development or accepted development subject to requirements	Rural Zone code General development code
intensive animal industry	Where located a minimum of 5km away from the Township zone	
intensive horticulture		
non-resident workforce accommodation		
winery		
Impact assessment		
Use term		Assessment benchmarks
Any other use not listed in this table. Any use listed in the table and not complying with any of the criteria in the assessment category criteria column. Any other undefined use.		The planning scheme

Table 4.4.2 – Township Zone – where not located within a precinct

Accepted development		
Use term	Assessment category criteria	Assessment benchmarks
Any use listed below as accepted development	If: a) not located on a local heritage place identified in Schedule 3 – Local Heritage Places; or b) located on a local heritage place identified in Schedule 3 – Local Heritage Places and being provided by ESC.	
cemetery	If provided by ESC	
community residence	If meeting requirements in Schedule 6. Part 2, item 6 of the Regulation	
dwelling house	If not located in a flood hazard area identified in Schedule 2 – Mapping	
home-based business	If: a) the gross floor area (GFA) does not exceed 60m ² ; b) does not require more than the owner and two (2) employees on-site at any one time; c) does not generate more than one (1) heavy vehicle trip per week; d) does not involve hiring out of materials, goods, appliances or vehicles; e) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction with the home-based business; f) where bed and breakfast, does not exceed three (3) bedrooms; g) other than where a bed and breakfast or home-based childcare, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday; h) where bed and breakfast or a home-based childcare is not located: <ul style="list-style-type: none"> • in a flood hazard area identified in Schedule 2 – Mapping; • in a bushfire prone area identified on SPP Mapping – Natural Hazards Risk and Resilience – Bushfire prone area. <p><i>Editor's note: depending on the type of home-based business approvals may still be required under other legislation (such as the Food Act 2006).</i></p>	
market	If provided by ESC	
park		
substation	If provided by a public sector entity	
telecommunications facility		
utility installation	If: a) provided by a public sector entity; b) not located in a flood hazard area identified in Schedule 2 – Mapping.	

Accepted development subject to requirements		
Use term	Assessment category criteria	Assessment benchmarks
dwelling house	If located in the Georgetown Township zone and in a flood hazard area identified in Schedule 2 – Mapping	A01.1 in the General development code
air service	If for a helicopter landing area	Township zone code General development code
caretaker's accommodation		
childcare centre	If provided by a public sector entity	
club	If: a) provided by ESC; or b) other than provided by ESC and does not involve the sale of liquor.	
community care centre	If provided by a public sector entity	
community use		
dwelling unit	If provided by a public sector entity	
educational establishment	If provided by a public sector entity	
emergency services		
environment facility		
function facility	If provided by a public sector entity	
funeral parlour	If provided by ESC	
health care service		
hospital	If provided by a public sector entity	
office		
indoor sport and recreation		
major electricity infrastructure	If provided by a public sector entity	
outdoor sport and recreation		
place of worship		
residential care facility	If provided by a public sector entity	
retirement facility	If provided by a public sector entity	
short-term accommodation	If provided by ESC	
theatre		
tourist attraction		
tourist park	If provided by ESC	
transport depot	If provided by ESC	

Code assessment		
Use term	Assessment category criteria	Assessment benchmarks
dwelling house	If located in the Einasleigh, Forsayth or Mount Surprise Township zone and in a flood hazard area identified in Schedule 2 – Mapping	PO33 and PO35 in the General development code
Impact assessment		
Use term	Assessment benchmarks	
Any other use not listed in this table. Any use listed in the table and not complying with any of the criteria in the assessment category criteria column. Any other undefined use.	The planning scheme	

Table 4.4.3 – Township Zone – Industrial precinct

Accepted development subject to requirements		
Use term	Assessment category criteria	Assessment benchmarks
air service	If for a helicopter landing area	Township zone code General development code
agricultural supplies store		
bulk landscape supplies		
caretaker's accommodation		
emergency services		
garden centre		
hardware and trade supplies		
low impact industry		
major electricity infrastructure		
medium impact industry		
outdoor sales		
research and technology industry		
rural industry		
service industry		
showroom		
substation		
telecommunications facility		
transport depot		
utility installation		
veterinary service		
warehouse		
Code assessment		
Use term	Assessment category criteria	Assessment benchmarks
service station		Township zone code General development code

Impact assessment	
Use term	Assessment benchmarks
Any other use not listed in this table. Any use listed in the table and not complying with any of the criteria in the assessment category criteria column. Any other undefined use.	The planning scheme

Table 4.4.4 – Township Zone – Commercial precinct

Accepted development subject to requirements		
Use term	Assessment category criteria	Assessment benchmarks
agricultural supplies store		Township zone code General development code
caretaker's accommodation		
club	If: a) provided by ESC; or b) other than provided by ESC and does not involve the sale of liquor.	
community use		
dwelling unit		
emergency services		
food and drink outlet		
function facility		
garden centre		
hardware and trade supplies		
health care service		
market		
office		
service industry		
shop		
shopping centre		
tourist attraction	If provided by ESC	
veterinary service		
Code assessment		
Use term	Assessment category criteria	Assessment benchmarks
bar		Township zone code General development code
childcare centre		
hotel		
research and technology industry		
outdoor sales		
service station		
showroom		

Use term	Assessment category criteria	Assessment benchmarks
short-term accommodation		Township zone code General development code
Impact assessment		
Use term	Assessment benchmarks	
Any other use not listed in this table. Any use listed in the table and not complying with any of the criteria in the assessment category criteria column. Any other undefined use.	The planning scheme	

Table 4.4.5 – Township Zone – Residential precinct

Accepted development		
Use term	Assessment category criteria	Assessment benchmarks
Any use listed below as accepted development	If: a) not located on a local heritage place identified in Schedule 3 – Local Heritage Places; or b) located on a local heritage place identified in Schedule 3 – Local Heritage Places and being provided by ESC.	
community residence	If meeting requirements in Schedule 6. Part 2, item 6 of the Regulation	
dwelling house	If not located in a flood hazard area identified in Schedule 2 – Mapping	
home-based business	If: a) the gross floor area (GFA) does not exceed 60m ² ; b) does not require more than the owner and two (2) employees on-site at any one time; c) does not generate more than one (1) heavy vehicle trip per week; d) does not involve hiring out of materials, goods, appliances or vehicles; e) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction with the home-based business; f) where bed and breakfast, does not exceed three (3) bedrooms; and g) other than where a bed and breakfast or home-based childcare, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday; i) where bed and breakfast or a home-based childcare is not located: <ul style="list-style-type: none"> • in a flood hazard area identified in Schedule 2 – Mapping; • in a bushfire prone area identified on SPP Mapping – Natural Hazards Risk and Resilience – Bushfire prone area. <i>Editor's note: depending on the type of home-based business approvals may still be required under other legislation (such as the Food Act 2006).</i>	
park		
Accepted development subject to requirements		
Use term	Assessment category criteria	Assessment benchmarks
childcare centre	If provided by ESC	Township zone code
community use	If provided by a public sector entity	General development code
dual occupancy	If located on a site with a minimum area of 1000m ²	
emergency services		

Use term	Assessment category criteria	Assessment benchmarks
dwelling house	If located in the Georgetown Township zone and in a flood hazard area identified in Schedule 2 – Mapping	Township zone code General development code
residential care facility	If provided by a public sector entity	
retirement facility	If provided by a public sector entity	
sales office		
Code assessment		
Use term	Assessment category criteria	Assessment benchmarks
dwelling house	If located in the Einasleigh, Forsayth or Mount Surprise Township zone and in a flood hazard area identified in Schedule 2 – Mapping	PO33 and PO35 in the General development code
Impact assessment		
Use term		Assessment benchmarks
Any other use not listed in this table. Any use listed in the table and not complying with any of the criteria in the assessment category criteria column. Any other undefined use.		The planning scheme

Table 4.4.6 – Township Zone – Rural Residential precinct

Accepted development		
Use term	Assessment category criteria	Assessment benchmarks
Any use listed below as accepted development	If: a) not located on a local heritage place identified in Schedule 3 – Local Heritage Places; or b) located on a local heritage place identified in Schedule 3 – Local Heritage Places and being provided by ESC.	
animal keeping	Where stables that are associated with an existing dwelling house	
community residence	If meeting requirements in Schedule 6. Part 2, item 6 of the Regulation	
dwelling house	If not located in a flood hazard area identified in Schedule 2 – Mapping	
home-based business	If: a) does not require more than the owner and two (2) employees on-site at any one time; b) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction with the home-based business; c) where bed and breakfast, does not exceed three (3) bedrooms; d) where bed and breakfast or a home-based childcare is not located: <ul style="list-style-type: none"> • in a flood hazard area identified in Schedule 2 – Mapping; • in a bushfire prone area identified on SPP Mapping – Natural Hazards Risk and Resilience – Bushfire prone area. <p><i>Editor's note: depending on the type of home-based business approvals may still be required under other legislation (such as the Food Act 2006).</i></p>	
park		
roadside stall	<i>Note - Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the Transport Infrastructure Act 1994.</i>	
Accepted development subject to requirements		
Use term	Assessment category criteria	Assessment benchmarks
community use	If provided by a public sector entity	Township zone code General development code
emergency services		
dwelling house	If located in the Georgetown Township zone and in a flood hazard area identified in Schedule 2 – Mapping	
outdoor sport and recreation	If provided by ESC	
substation	If provided by a public sector entity	
telecommunications facility		

Use term	Assessment category criteria	Assessment benchmarks
transport depot	If: a) not exceeding an area of 1500m ² ; b) associated with an existing dwelling house.	
utility installation	If: a) provided by a public sector entity; b) not a water treatment plant or waste management facility located in a flood hazard area identified in Schedule 2 – Mapping.	Township zone code General development code
Impact assessment		
Use term		Assessment benchmarks
Any other use not listed in this table. Any use listed in the table and not complying with any of the criteria in the assessment category criteria column. Any other undefined use.		The planning scheme

4.5 Categories of development and assessment— Reconfiguring a lot

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

Table 4.5.1 Reconfiguring a lot

Zone	Assessment category and criteria	Assessment benchmarks
All zones and precincts	Code assessment	
	All reconfiguring a lot	Reconfiguring a lot code General development code

Editor's note: The above category of development and assessment apply unless otherwise prescribed in the Regulation.

4.6 Categories of development and assessment—Building work

The following table identifies the categories of development and assessment for building work regulated under the planning scheme.

Table 4.6.1 Building work

Zone	Assessment category and criteria	Assessment benchmarks
All zones and precincts	Code assessment	
	If located on a local heritage place identified in Schedule 3 – Local Heritage Places and is: a) not being undertaken by ESC; b) other than internal building work that does not materially affect the cultural significance of the place; c) other than for an ancillary building or structure which is setback and detached from the heritage place.	General development code

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

4.7 Categories of development and assessment—Operational work

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

Table 4.7.1 Operational work

Zone	Assessment categories and criteria	Assessment benchmarks
All	Code assessment	
	If operational work for the reconfiguration of a lot	Operational work code General development code
	If operational work for a material change of use on a site with an area exceeding 2,000m ²	
	If on the site of a local heritage place identified in Schedule 3 – Local Heritage Places and: a) located within 40m of a heritage place or item; b) not being undertaken by ESC.	
	If filling and excavation: a) within 1.5m of a lot boundary and exceeding a depth of 300mm; or a) involving a depth or height exceeding 1m.	
Township Zone	If filling and excavation within a flood hazard area identified in Schedule 2 – Mapping if: a) filling greater than 1.5m in height; or b) filling or excavation of more than 50m ³ of material.	
	If filling and excavation within a flood hazard area identified in Schedule 2 – Mapping if: b) filling greater than 1.5m in height; or c) filling or excavation of more than 50m ³ of material.	
Accepted development		
Any other operational work not listed in this table.		

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

Part 5—Zones

5.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 4.
- (4) A precinct may be identified for part of a zone.
- (5) Precinct provisions are contained in the zone code.
- (6) 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 any precincts.
- (7) The following are the zone codes for the planning scheme:
 - (a) Rural Zone code;
 - (b) Township zone code, including:
 - (i) Commercial precinct
 - (ii) Industrial precinct
 - (iii) Residential precinct
 - (iv) Rural residential precinct.

5.2 Zone codes

5.2.1 Rural Zone code

This code applies to development where the code is identified as applicable in a table of assessment.

5.2.1.1 Purpose

The purpose of the Rural Zone is to:

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

Etheridge Shire Council's intended purpose for the Rural Zone is to also:

- (a) ensure the productive capacity of agricultural and associated rural industries is maximised and maintained, while protecting biodiversity values and allowing for farm diversification and value adding industries to occur in the rural area;
- (b) recognise the importance of agricultural land identified as Class A or B as shown on SPP mapping - Economic Growth, Agricultural land classification – class A and B whilst balancing environmental considerations;
- (c) maintain the character and amenity of the rural and natural environment;
- (d) include recognised environmental areas such as national parks and reserves, and give protection to the shire's biodiversity;
- (e) encourage tourism development where it can value-add to the viability of rural enterprises, does not diminish biodiversity values and avoids impacts of flooding and bushfire;
- (f) ensure that the functional connectivity of the stock route network is maintained and any development within or adjacent to stock routes or reserves provides for their continued function;
- (g) ensure development protects extractive industry or potential resource sites for future development, and also protects existing rural uses from impacts of proposed extractive industry and associated activities;

- (h) allow for the development of renewable energy facilities, whilst protecting agricultural and environmental interests.

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

- (a) the zone primarily accommodates grazing, cropping and value-adding rural uses;
- (b) new tourist developments are accommodated where they:
 - i. do not threaten the viability of existing rural uses;
 - ii. assist with maintaining the viability of existing rural production enterprises;
- (c) new extractive activities are established with minimum impact on the viability of existing agricultural, residential and tourist uses, or areas of environmental significance including hydrological processes beyond the site's boundary;
- (d) biodiversity values and ecological connectivity are protected and maintained;
- (e) the character and landscape of all rural land is maintained;
- (f) adequate separation and buffering is provided by new development to ensure the amenity of residential and other sensitive land uses is protected;
- (g) flooding and bushfire hazards risks are minimised;
- (h) abandoned mines are identified and their safety hazards are mitigated.

Table 5.2.1.2 Assessment benchmarks: Rural Zone code

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
PO1 Buildings and structures are setback from the front, side and rear boundaries generally consistent with character and amenity of the zone.	AO1 Buildings and structures are setback a minimum of 20m from a State-controlled road otherwise 10m from all boundaries.
For assessable development	
PO2 Development: (a) does not conflict with existing rural land uses or the natural and scenic values of the area; (b) maintains the long-term production values of the land for rural purposes.	AO2 No Acceptable outcome provided.
PO3 Tourist uses supporting the primary rural activities on the site are limited in scale and do not to threaten the viability of traditional rural uses or the local environment.	AO3.1 Tourist uses are small scale and sited in existing cleared areas away from agricultural activities.
	AO3.2 Tourist uses are located a minimum of 100m clear any use or activity that has the potential to cause detrimental impacts, such as noise, odour and dust.
PO4 New development does not jeopardise existing or potential extractive industry, mining operations or other rural activities.	AO4 Sensitive land uses are separated from an existing or approved: (a) intensive animal industry use by at least 1,000m; (b) mining activity by: i. 1,000m; ii. 250m from a haul route; (c) extractive industry operation by: i. 1,000m from a hard rock extractive industry; ii. 200m from a sand or gravel extractive industry; iii. 250m from a haul route used by any existing operation.

<p>PO5 Extractive industry is adequately separated from sensitive land uses to minimise potential for nuisance or complaint.</p>	<p>AO5 New extractive uses and activities are not established within the following distances of an existing sensitive land use: (a) 1,000m for a hard rock extractive industry; (b) 200m for a sand or gravel extractive industry; (c) 250m for a haul route used by any existing operation.</p>
<p>PO6 Blasting and the transportation of extracted resources associated with extractive industry does not compromise rural amenity or adversely impact on sensitive land uses.</p>	<p>AO6.1 Blasting activities do not occur within 500m of existing dwellings and are designed and managed to avoid negative impacts on surrounding land; OR Where blasting must be carried out in order to exploit a resource located within 500 meters of an existing dwelling, a report prepared by a suitably qualified person demonstrates the development design and procedure will avoid negative impacts on existing dwellings.</p>
	<p>AO6.2 Development and transportation of resources avoids nuisance from noise, light, dust and vibration impacts by providing adequate setbacks of operations from: (a) road frontages; (b) site boundaries; (c) surrounding residential uses; (d) other sensitive land uses.</p>
<p>PO7 Extractive industry provides for the progressive rehabilitation of all areas subject to extractive industry operations to a stable and restored state so the land is suitable for use by alternative land uses.</p>	<p>AO7.1 Extractive industry provides for all rehabilitation work to be undertaken on a progressive basis in accordance with an expected final landform design and site rehabilitation plan.</p>
	<p>AO7.2 Rehabilitation is completed within 6 months of cessation of the extractive industry.</p>
<p>PO8 Areas of abandoned mines are to be avoided or remediated.</p> <p>Note – up to date locations of abandoned mines can be viewed at the Department of Natural Resources, Mines and Energy - MinesOnlineMaps</p>	<p>AO8 Geotechnical investigation is carried out and all necessary works to remediate the site are completed prior to further development of the site.</p>

5.2.2 Township zone code

This code applies to development where the code is identified as applicable in a table of assessment.

5.2.2.1 Purpose

The purpose of the Township zone is to provide for:

- (a) small to medium urban areas in a rural area;
- (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities;
- (c) tourist attractions and short-term accommodation, if appropriate for the area.

Etheridge Shire Council's purpose of the township zone is to also provide for the urban development of Georgetown as the community and service centre of the shire, and the urban development of the smaller townships of Mount Surprise, Forsayth and Einasleigh. The Township zone aims to:

- (a) maintain the character and amenity of Etheridge Shire's townships;
- (b) provide for the continuation of existing infrastructure and community uses such as schools, halls, medical and recreation facilities;
- (c) allow for tourist uses where these can be successfully integrated into the character and fabric of the townships;
- (d) protect Etheridge Shire's heritage buildings and places and the historic amenity of the townships;
- (e) ensure that development provides an appropriate level of infrastructure;
- (f) locate development in areas that where bushfire and flood risks are low;
- (g) facilitate economic development in the general township zone and commercial and industrial precincts by:
 - i. providing for a wide range of industrial uses where they do not conflict with sensitive land uses;
 - ii. providing consolidated areas for commercial activities along the main streets;
 - iii. promoting re-use of existing heritage and character buildings.

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

- (a) a range of uses including residential, retail, business, government, education, industrial, community, tourist facilities, recreation and open space are supported in the zone and its precincts in appropriate locations which do not impact on neighbouring uses;
- (b) residential uses are protected from non-residential uses by buffering and design techniques that limit the impacts of non-residential uses;
- (c) development provides a high level of amenity through appropriate setbacks, site coverage, hours of operation, consideration of impacts on neighbouring properties, building design and positive contributions to the streetscape;
- (d) industrial land uses are protected from encroachment by incompatible land uses.

The purpose of the zone will also be achieved through the following additional precinct outcomes:

- (a) *Commercial precinct:*
 - i. This precinct promotes and consolidates commercial, service and retail uses that service the shire;
 - ii. New developments create an attractive and pedestrian-based built form that achieves a high standard of design and blends with the existing character and streetscape of the township;
 - iii. New commercial buildings make provision for on-site handling of goods, car parking for staff and clients, landscaping and shade areas in keeping with the existing streetscape;
- (b) *Residential precinct:*
 - i. This precinct supports predominantly dwelling houses on residential lots where lot size is consistent with existing township character;
 - ii. Home based-businesses are supported where uses are subordinate from the primary residential use, do not detract from the residential amenity of the area, and do not undermine the viability of the nearby Commercial and Industrial precincts;
 - iii. Residential dwelling choices are provided in the zone including dual occupancy, multiple dwelling, and retirement housing. These are established in locations with appropriate access to infrastructure and facilities, where the design complements the existing township

character, and where the density of development is generally consistent with the density achieved through existing residential development in the precinct;

(c) *Industrial precinct:*

- i. This precinct enables the establishment of a wide range of industries;
- ii. Industries are established and consolidated in this precinct to minimise potential conflict with nearby sensitive land uses;
- iii. Industries manage impacts to maintain acceptable levels of amenity to surrounding uses.

(d) *Rural residential precinct:*

- i. This precinct primarily accommodates dwelling houses and ancillary structures (including sheds) on large lots in a semi-rural setting;
- ii. Home-based businesses are appropriate where they do not detract from the primary residential function and the amenity of the area, or impact on neighbours;
- iii. Small scale transport depots are supported where they are associated with a residential use;
- iv. Development protects and enhances environmental values including waterways;
- v. Development is located in areas that are not flood prone and where bushfire hazard is low.

Table 5.2.2.2 Assessment benchmarks: Township zone code.

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
<p>PO1 Buildings and structures are setback from front, side and rear boundaries generally consistent with:</p> <ol style="list-style-type: none"> (a) the intended form, function and character of development in the Township zone or precinct; (b) prevailing setbacks of existing development in the zone or precinct; (c) amenity outcomes for adjoining development, streetscapes and public spaces. 	<p>AO1 For all non-residential development the following setbacks apply:</p> <ol style="list-style-type: none"> (a) Commercial precinct: building/structures/*development have a minimum setback of zero at the front and 2m from the side and rear boundaries. (b) Industrial precinct: building/structures/*development have a minimum setback of 6m at the front and 2m from the side and rear boundaries. (c) Residential precinct and Township zone (no precinct): buildings and structures have a minimum setback of 6m at the front and 2m from the side and rear boundaries. (d) Rural Residential precinct: buildings and structures have a minimum setback of 10m from all boundaries. <p>Editor's Notes: <i>* where not in a building, such as outdoor equipment and storage areas</i> <i>All other setbacks will be in accordance with the Building Code of Australia (BCA) or the Queensland Development Code (QDC), under the regulation of the Building Act 1975.</i></p>
For assessable development	
<p>PO2 Development is consistent with the existing built form in terms of size, design, siting and physical characteristics. The appearance and siting of buildings, other structures, car parking areas or signage is compatible with the local streetscape character, the style and design of nearby buildings, and is respectful and sympathetic to any heritage places.</p>	<p>AO2 No Acceptable Outcome provided.</p>

Performance outcomes	Acceptable outcomes
<p>PO3 Tourist accommodation is provided in locations where serviced with existing infrastructure, and where it:</p> <ul style="list-style-type: none"> (a) is complementary to the existing character of the area; (b) does not have an adverse impact on residential amenity; (c) Contributes to the quality and diversity of accommodation experiences available within the area. 	<p>AO3 No Acceptable Outcome provided.</p>
<p>PO4 Industrial land uses are protected from encroachment by incompatible land uses.</p>	<p>AO4 Sensitive land uses do not compromise the viability and operation of existing or future industrial development and are not located within close proximity to the Industrial precinct.</p>
<p>PO5 Where adjoining a residential use, non-residential uses are located and designed to avoid privacy impacts on the residential use.</p>	<p>AO5 Non-residential uses are designed and oriented to avoid overlooking of habitable room windows or private outdoor recreation areas of any adjoining residential use; OR Screening or opaque windows are provided where any direct views are available.</p>
<p>PO6 Non-residential uses are compatible with, and complementary to, adjoining residential uses and do not impact on existing levels of residential amenity including air quality, noise and lighting.</p>	<p>AO6.1 A non-residential use does not involve an Environmentally Relevant Activity.</p>
	<p>AO6.2 No adverse impacts occur from the development on adjoining residences with regards to noise, dust, vibration, light, odour and traffic generation.</p>
Commercial precinct	
<p>PO7 The character of the Commercial precinct is enhanced by the design of new buildings that are sympathetic to traditional streetscapes, in terms of scale, siting, architectural elements such as awnings and building features.</p>	<p>AO7 No Acceptable Outcome provided.</p>
<p>PO8 Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential precinct.</p>	<p>AO8 No Acceptable Outcome provided.</p>
<p>PO9 New buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.</p>	<p>AO9 Footpaths, awnings and any decorative building features contribute towards the street frontage, complement adjacent styles and materials, and join at the same or similar levels.</p>
<p>PO10 New uses developed in the precinct do not detract from the precinct's predominant commercial nature.</p>	<p>AO10 No Acceptable Outcome provided.</p>

Residential precinct	
PO11 New development is located and designed to contribute to the residential amenity and character of the area.	AO11 No acceptable outcome is prescribed.
PO12 Dual Occupancy maintains a consistent scale, density and character that is complementary and compatible with the surrounding residential area and avoids impacts on the visual amenity of the streetscape.	AO12 No Acceptable Outcome provided.
PO13 Multiple dwellings or retirement facilities are of a scale, density and character that is complementary and compatible with the surrounding residential area.	AO13.1 Multiple dwellings are located on lots with a minimum area of 1000m ² .
	AO13.2 The number of dwellings contained in a multiple dwelling and/or retirement facility does not exceed one unit per 200m ² .
Industrial precinct	
PO14 Industrial development does not result in sensitive land uses being affected by industrial air, noise and odour emissions.	AO14.1 Sensitive land uses (other than Caretaker's accommodation) are not established within the industrial precinct.
	AO14.2 Air, noise and odour emissions from the development do not cause an environmental nuisance beyond the industrial precinct and meet required regulations and standards.
PO15 Uses are consistent with and make a positive contribution to the economy and character of the industrial precinct, and do not detract from the Township Zone 'no precinct' and Township zone 'commercial precinct' areas as being the primary location for commercial development.	AO15 Commercial development such as food and drink outlets are not located within the Industrial precinct.
Rural residential precinct	
PO16 New development is located and designed to contribute to the residential amenity and character of the area.	AO16 No acceptable outcome is prescribed.
PO17 Non-residential uses do not have an unacceptable impact on residential uses.	AO17 Development for a non-residential use demonstrates there are no adverse impacts on sensitive land uses in the zone with regard to noise, dust, vibration, light, or odour.

Part 6—Development codes

6.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 4 of the planning scheme.
- (2) Use codes and other development codes are specific to each planning scheme area.
- (3) The following are the codes and requirements under the Regulation for development in the planning scheme area:
 - (a) Community residence code requirements applying to development that may not be made assessable development under the planning scheme
 - (b) Cropping (involving forestry for wood production) code applying to development that may not be made assessable development under the planning scheme
 - (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code applying to development for which code assessment is required under schedule 10, part 12 and schedule 10, part 14 division 2 of the Regulation.
- (4) The following are the use codes for the planning scheme:
 - (a) General Development Code
- (5) The following are the other development codes for the planning scheme:
 - (a) Operational Work Code
 - (b) Reconfiguring a Lot Code.

6.2 Development that cannot be made assessable in accordance with schedule 6 of the Planning Regulation 2017

Editor's note—The following schedules of the Regulation are relevant to the Etheridge Shire Planning Scheme

- Schedule 6, Part 2, section 6 of the Regulation, Material change of use for community residence
- Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment.
- Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production

6.3 Use codes

6.3.1 General development code

This code applies to development where the code is identified as applicable in a table of assessment.

The purpose of the General development code is to ensure that development is complementary to Etheridge Shire and is located, designed and managed in a safe and efficient manner.

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

- (1) Development has a safe and practical site layout;
- (2) Development does not detract from the shire's streetscapes, is complementary to the scale of neighbouring uses, and contributes to the character of the locality;
- (3) Development conserves and protects local heritage places and items, Aboriginal cultural heritage, and safeguards archaeology and archaeological potential;
- (4) An appropriate level of servicing and infrastructure is provided to new development and it is connected to Council infrastructure where available;
- (5) The site layout protects the amenity of the area including residential, industrial and commercial uses, allows sufficient areas for parking, manoeuvring and landscaping on the site, and allows for safe and efficient access and egress;
- (6) Assets of the Council are protected;
- (7) Non-resident workforce accommodation is appropriately located to protect the amenity of the locality, is well serviced and designed, and is operated in a manner that will not detract from existing uses;
- (8) Development in a natural hazard area is avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards;
- (9) Development is located to protect and enhance matters of national, state and local environmental significance, landscape values and ecological connectivity;
- (10) The stock route network and function of aviation facilities are protected.

Editor's note – Land shown on State Planning Policy (SPP) Mapping – Natural Hazards Risk and Resilience – Bushfire prone area is designated as the bushfire prone area for the purposes of section 12 of the *Building Regulation 2006*.

Editor's note – Land shown as a flood hazard area in Schedule 2 – Mapping is designated as the flood hazard area for the purposes of section 12 of the *Building Regulation 2006*.

Table 6.3.1.1: Assessment benchmarks - General development code

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Development Located in a Flood Hazard Area as identified in Schedule 2 - Mapping	
<p>PO1 Development located on a site containing a flood hazard area (as identified in Schedule 2 – Mapping) responds to flooding potential and maintains personal safety at all times with regard to siting, design and layout.</p> <p>Note: The defined flood event for the Georgetown Township zone is that of 1% Annual Exceedance Probability (AEP) flood event, from which the defined flood level of 291.07m AHD has been calculated.</p>	<p>AO1 Development on a site identified as containing a flood hazard area is sited and designed so that:</p> <p>(a) it is located:</p> <ol style="list-style-type: none"> (i) outside of the mapped flood hazard area; or (ii) in the mapped flood hazard area for Georgetown and can achieve a freeboard for all habitable rooms of 600mm above 291.07 AHD; <p>(b) there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.</p>

Performance outcomes	Acceptable outcomes
<p>PO2 Public safety and the environment are not adversely affected by the detrimental impacts of flooding on hazardous materials manufactured or stored in bulk.</p>	<p>AO2 Development does not involve the manufacture or storage of hazardous materials within an area identified as flood hazard on the flood hazard maps (as identified in Schedule 2 – Flood mapping).</p>
<p>Development Located in a Bushfire Prone Area as identified on SPP mapping – Natural Hazards, Risk and Resilience</p>	
<p>PO3 Development located in a bushfire prone area as identified on SPP Mapping – Natural Hazards Risk and Resilience – Bushfire prone area is designed and located to minimise potential impacts of bushfire to people and property.</p>	<p>AO3 Development is not located in a bushfire prone area as identified on SPP Mapping – Natural Hazards Risk and Resilience – Bushfire prone area.</p>
<p>Local Heritage as identified in Schedule 3 – Etheridge Heritage Places</p>	
<p>PO4 Development does not have a detrimental impact on the cultural heritage significance of the local heritage place.</p>	<p>AO4 Development is not located on a local heritage place identified in Schedule 3 – Local Heritage Places; OR Development is located on a local heritage place identified in Schedule 3 – Local Heritage Places and: (a) involves no building or operational work; or (b) is being undertaken by ESC.</p>
<p>Site layout</p>	
<p>PO5 The size and bulk of new buildings associated with development: (a) maintains and enhances the intended local character of the location (zone and/or precinct); (b) avoids over-development of the site; (c) results in development at a consistent scale, siting and intensity to nearby development.</p>	<p>AO5 Total development on the site has a maximum site cover as follows: (a) Township zone (where not in a precinct) - 50% (b) Township zone (Commercial precinct) - 85% (c) Township zone (Residential precinct) - 50% (d) Township zone (Industrial precinct) - 40% (e) Township zone (Rural residential precinct) – 10% (f) Rural Zone – no acceptable outcome prescribed.</p>
<p>Building design and amenity</p>	
<p>PO6 The height of development: (a) maintains the overall low rise scale and character of development in Etheridge Shire; (b) reflects the intended form, function and character of development in the respective zone or precinct; (c) integrates with existing surrounding development without introducing adverse amenity impacts.</p>	<p>AO6 The height of development does not exceed: (a) Township zone (where not in a precinct) – 10m; or (b) Township zone (Commercial and Residential precincts) – two (2) storeys or 8.5m; or (c) Township zone (Industrial and Rural Residential precincts) – 15m; or (d) Rural Zone – no acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<p>PO7 New buildings or structures present an articulated and traditional façade to the street featuring design elements that reduce the appearance of scale and bulk.</p>	<p>AO7 Except where in the Rural Zone, or Industrial or Rural Residential precincts of the Township zone, at least three (3) of the six (6) elements below must be incorporated into the front façade of new buildings: (a) verandas or porches; or (b) awnings and shade structures; or (c) variations to the roof and building lines; or (d) recesses and projections of the external facade; or (e) doors and window openings; or (f) a range of building materials, colours and textures matching or complementing those prevailing in neighbouring buildings.</p>
<p>PO8 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO8 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting.</p>
<p>PO9 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>	<p>AO9 Non-residential development is provided with a designated waste collection area that is: (a) located on a concrete slab; (b) located to the side or rear of the premises; (c) screened from public view.</p>
<p>PO10 Landscaping is provided to enhance the visual appeal of development and soften the appearance of the built form. The majority of landscaping is to be undertaken on the principal street frontage of the development.</p>	<p>AO10.1 Except in the Rural Zone, a minimum of 10% of the total development area is landscaped.</p>
	<p>AO10.2 Landscaping includes vegetation and is provided: (a) at the front of the development in the general Township zone and the Industrial precinct of the Township zone; or (b) at the front of the development in the Commercial precinct of the Township zone if the development has been set back from the front boundary.</p>
Access	
<p>PO11 The development has safe, legal and practical access to a public road.</p>	<p>AO11 The development is provided with: (a) direct access to a gazetted road reserve; or (b) access to a gazetted road via a formal access arrangement registered on the title.</p>
Access, Manoeuvring and Parking	
<p>PO12 The proposed development accommodates sufficient car parking on site to meet the peak parking demand of the use at any point in time.</p>	<p>AO12 Car parking is provided at rates as per table 6.3.1.2.</p>
<p>PO13 The proposed driveway and/or invert crossings is clear of all impediments.</p>	<p>AO13 All invert crossings and driveways are clear of street furniture, gully pits, man holes, power poles, street trees and bus stops by a minimum distance of 1m.</p>

Performance outcomes	Acceptable outcomes
PO14 The location of driveways does not create a danger to the safety and efficiency of existing intersections.	AO14.1 Driveway access is from the secondary lower order road where located on a corner allotment.
	AO14.2 The minimum distance of a driveway from an intersection of one street with another is 6m.
PO15 The design of access, parking and manoeuvring within the site: (a) is adequate for the type and volume of traffic generated by the use; (b) does not adversely impact on the traffic network external to the site; (c) caters for safe pedestrian access; (d) provides appropriate parking space/s and access for people with a disability.	AO15.1 Vehicle crossovers and driveways are designed in accordance with <i>'Far North Queensland Regional Organisation of Councils (FNQROC) Regional Development Manual'</i> .
	AO15.2 Disabled access is provided in accordance with the <i>Disability (Access to Premises – Buildings) Standards 2010</i> .
	AO15.3 Car parking and manoeuvring areas are designed in accordance with: (a) AS2890.1 – Parking Facilities; (b) Austroads AP-34/95 - Design Vehicles and Turning Path Templates.
Infrastructure and Services	
PO16 All development has an adequate supply of potable water and can provide for appropriate treatment and disposal of effluent and other waste water.	AO16.1 In the Township zone, all development is connected to Council's reticulated water supply network in accordance with <i>'Far North Queensland Regional Organisation of Councils (FNQROC) Regional Development Manual'</i> ; OR In the Rural Zone, a potable water supply is provided.
	AO16.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended).
PO17 Stormwater is collected and discharged to ensure no impacts on adjoining land owners, Council or State infrastructure, while also ensuring environmental values of waters in the shire are maintained.	AO17 Stormwater drainage is provided in accordance with <i>'Far North Queensland Regional Organisation of Councils (FNQROC) Regional Development Manual'</i> .
Council Assets	
PO18 Development does not adversely impact on Council infrastructure.	AO18 All proposed structures and buildings are clear of any Council easements and underground infrastructure located within the site boundaries. Note: Specific requirements are provided in the <i>Queensland Development Code (QDC) MP1.4 Building over or near relevant infrastructure</i> .
Air Services	
PO19 Private aviation facilities do not have an adverse impact on surrounding uses and are operated to minimise any unforeseen safety risk.	AO19 Non-medical helicopter landing pads within the Township zone are operational during daylight hours only.

Performance outcomes	Acceptable outcomes
Stock Route Network	
<p>PO20 Development adjoining or near the stock route network (SPP mapping – Economic Growth, Agriculture, Stock Route Network) does not adversely impact on the size, operational efficiency and safety of any stock route or reserve in Etheridge Shire.</p> <p>Note: Pasturage rights exist where the mapped Stock Route Network adjoins a term lease for pastoral purposes. Section 432 of the <i>Land Act 1994</i> provides guidance on the extent to which the pasturage rights overlap the adjoining lease area in this instance.</p> <p>Note: Conditions required by a lease or permit relating to travelling stock, pastures for the use of depasturing travelling stock, or fencing, are complied with in accordance with the <i>Stock Route Management Act 2002</i>.</p>	<p>AO20 Non-rural or residential activities are sited clear of the 800m designated pasturage rights area, located either side of an unsurveyed road /stock route and any new access points across the stock route are limited to one (1) access per lot frontage of 200m.</p>
Dual Occupancy and Multiple Dwellings	
<p>PO21 The design, appearance and form of development for a Dual Occupancy or a Multiple Dwelling reflects a high standard and permanent form of accommodation that complements the character of existing residential development in Etheridge Shire.</p> <p><i>Editor's note: Dwellings having the appearance of relocatable dwellings or other temporary structures are discouraged and unlikely to meet this performance outcome. However, this provision is not intended to preclude creative or adaptive building design outcomes where exhibiting strong architectural merit and visual appeal.</i></p>	<p>AO21 The Dual Occupancy or Multiple Dwelling development complies with the following design parameters:</p> <ul style="list-style-type: none"> (a) 6m setback from the primary road frontage for all buildings and structures; and if a corner site 3m setback from the secondary road frontage; (b) 2m setback from side and rear boundaries for all buildings and structures; (c) one (1) vehicular access to the site, unless a corner site and then maximum of two (2) driveways, each located a minimum of 6m from the corner boundary of the intersection to each street frontage; (d) car parking and services are located at the side or rear of the building; (e) buildings address the street and have the main entry or windows on the front facade.
For assessable development	
Building design and amenity	
<p>PO22 New development retains the character and amenity of the area, including minimising or avoiding adverse impacts from:</p> <ul style="list-style-type: none"> (a) heavy vehicle or traffic generation on residential roads; (b) reduction in visual amenity by way of layout of the premises and inappropriate presentation to the street; (c) emissions such as air pollutants, noise, stormwater run-off or other pollutants. 	<p>AO22 No Acceptable outcome provided.</p>
Wastewater	
<p>PO23 Wastewater discharge to a waterway is avoided or managed in a way that maintains ecological processes, riparian</p>	<p>AO23 Wastewater from development is not discharged to a waterway; OR</p>

Performance outcomes	Acceptable outcomes
vegetation, waterway integrity, and downstream ecosystem health.	Where wastewater discharge to a waterway is unavoidable, a Wastewater Management Plan (WWMP) is submitted and implemented which: <ol style="list-style-type: none"> (a) provides a waste management hierarchy that minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater; (b) is prepared by a suitably qualified person and addresses: <ol style="list-style-type: none"> i. wastewater type; ii. climatic conditions; iii. water quality objectives (WQOs); iv. best-practice environmental management.
Biodiversity	
PO24 Development: <ol style="list-style-type: none"> (a) identifies matters of state environmental significance as identified in SPP mapping – Environment and Heritage, Biodiversity; (b) facilitates the protection and enhancement of matters of state environmental significance; (c) protects and enhances ecological connectivity. <p>Note: Where it is demonstrated that adverse impacts cannot be avoided or minimised, significant residual impacts on matters of state environmental significance may require an offset in accordance with the <i>Environmental Offsets Act 2014</i>.</p>	AO24 Buildings, ancillary structures and all other development are constructed: <ol style="list-style-type: none"> (a) at least 100m from the top bank of all water courses and the full supply level of storages; (b) a minimum of 100m from areas identified as Matters of State Environmental Significance (MSES) in SPP mapping – Environment and Heritage, Biodiversity.
Development Located in a Bushfire Prone Area as identified on SPP mapping – Natural Hazards, Risk and Resilience	
PO25 A vulnerable use is not established or materially intensified within a bushfire prone area unless there is an overriding need or other exceptional circumstances.	AO25 Vulnerable uses are not established or expanded within a bushfire prone area.
PO26 Emergency services and essential community infrastructure are able to function effectively during and immediately after a bushfire event.	AO26 Emergency services and essential community infrastructure are not located in a bushfire prone area.
PO27 Development is located and designed to incorporate a bushfire defendable space from hazardous vegetation to facilitate access for firefighting and emergency vehicles, and safe evacuation to reduce risk to people and property.	AO27.1 No new development is located within the bushfire prone area; OR Development is separated from hazardous vegetation by a distance that achieves a radiant heat flux level at any point on the building or envelope respectively that does not exceed: <ol style="list-style-type: none"> (a) 10kW/m² where involving a vulnerable use; or (b) 29kW/m² otherwise. <p>Note: The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959 – 2009</p>

Performance outcomes	Acceptable outcomes
	<p>Construction of buildings in bushfire-prone areas. Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>AO27.2 Buildings or building envelopes are separated from adjacent buildings or building envelopes by a distance of 8m or as far as practically possible</p>
<p>PO28 Development in a bushfire prone area makes adequate provision of water supply for fire-fighting requirements.</p>	<p>AO28 For Class 1 and Class 10a buildings located outside a reticulated water supply area a minimum water supply of 5,000 litres is available: (a) from a water tank with 50mm camlock fittings (ball and valve) or from a pool or dam; (b) at a pumpable distance for the Rural Fire Brigade from the development; OR For all other buildings located outside a reticulated water supply area no acceptable outcome is provided.</p>
<p>PO29 Landscaping areas that are designated for re-vegetation or rehabilitation are designed and managed to ensure they do not have the ability to become a medium, high, or very high potential bushfire intensity area in the future.</p>	<p>AO29 Landscaping treatments and areas designated for revegetation and rehabilitation are designed to achieve and maintain a: (a) potential available fuel load which is less than 5 tonnes/hectare in aggregate; (b) fuel structure which is discontinuous</p>
<p>PO30 Development is not located on slopes and land forms that expose people or property to an intolerable risk to life or property.</p>	<p>AO30.1 Development does not occur along ridgelines, saddles and crests where slopes exceed 14 degrees.</p> <p>AO30.2 Development is located where the effective slope is less than 20 degrees downslope.</p>
Landslide	
<p>PO31 Development is not situated where it may contribute to causing, or be at a risk of, a landslide.</p>	<p>AO31 Development is not located directly at the bottom, or at the top edge of a ridgeline, or on slopes greater than 15%.</p>
Development Located in a Flood Hazard Area as identified in Schedule 2 - Mapping	
<p>PO32 Development in a flood hazard area (as identified in Schedule 2 – Flood mapping) is designed and located to: (a) minimise potential economic impacts of flooding; (b) minimise potential flooding impacts on existing infrastructure; (c) maintain personal safety at all times with regards to siting, design and layout.</p> <p>Note: The defined flood level for the Georgetown Township zone is that of 291.07m AHD which has been derived from a 1% Annual Exceedance Probability (AEP) flood event.</p>	<p>AO32.1 The development is located in the mapped flood hazard area for Georgetown and can achieve a freeboard for all habitable rooms of 600mm above 291.07 AHD; OR The development is located outside of Georgetown and a flood study has been undertaken and determined a defined flood level for the development site based on a 1% Annual Exceedance Probability (AEP) flood event and: (a) the development site is located outside of the defined flood level; OR (b) all habitable rooms of the development are located a minimum of 600mm above the defined flood level</p>

Performance outcomes	Acceptable outcomes
<p>Note: The defined flood level for any site outside of the Georgetown Township Zone is to be derived from a 1% Annual Exceedance Probability (AEP) flood event.</p>	<p>and only non-habitable rooms (such as garages and laundries) are located on the ground floor/within the defined flood level.</p> <p>Note—The high-set ‘Queenslander’ style house is a resilient low-density housing solution in floodplain areas. The use of floor area below the defined flood level for non-habitable use is acceptable (such as for storage, car garaging, laundries) where residents are aware of the risk of loss of property from flood inundation and the possible implications for increased insurance premiums. It is acceptable for a slab to be placed underneath a high-set dwelling for non-habitable purposes.</p> <p>Note—Higher density residential development should also ensure only non-habitable rooms (e.g. garages laundries) are located on the ground floor.</p> <p>AO32.2</p> <p>There is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.</p> <p>(a) The development maintains the protective function of landforms and vegetation to lessen the flood risk.</p> <p>AO32.3</p> <p>The development maintains the protective function of landforms and vegetation to lessen the flood risk.</p>
<p>PO33</p> <p>Emergency services and essential community infrastructure are able to function effectively during and immediately after a flood event.</p>	<p>AO33</p> <p>Emergency services and community infrastructure are not located in a flood hazard area (as identified in Schedule 2 – Flood mapping);</p> <p>OR</p> <p>Emergency services and community infrastructure are located in a flood hazard area (as identified in Schedule 2 – Flood mapping) and:</p> <p>(a) a flood study has been undertaken and determined a defined flood level for the development site;</p> <p>(b) the development is located above the defined flood level and able to continue functioning during a flood event.</p>
<p>PO34</p> <p>Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential for flood damage either on-site or on other properties.</p>	<p>AO34</p> <p>Where development is located in a flood hazard area on the flood hazard maps (as identified in Schedule 2 – Flood mapping):</p> <p>(a) A flood study determines the development site is located outside of the defined flood level;</p> <p>OR</p> <p>(b) A hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development:</p> <ol style="list-style-type: none"> i. maintains the flood storage capacity on the subject site; ii. does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site.

Performance outcomes	Acceptable outcomes
Waterways	
<p>PO35 Development does not result in adverse impacts on water quality, fish habitat and riparian vegetation so as to protect waterway and fisheries values.</p>	<p>AO35 No Acceptable outcome provided.</p>
Local Heritage as identified in Schedule 3 – Etheridge Heritage Places	
<p>PO36 Development maintains the values and cultural heritage significance of local heritage places, and:</p> <ul style="list-style-type: none"> (a) minimises and mitigates detrimental impacts on cultural heritage significance; (b) provides opportunities for public appreciation cultural heritage significance; (c) where adaptive reuse of a local heritage place is proposed, is compatible with ongoing conservation management of a local heritage place. 	<p>AO36.1 Development conserves and does not alter, damage, remove or conceal significant features, fabric or contents of the local heritage place or area;</p> <p>OR</p> <p>A Heritage Impact Statement prepared by a suitably qualified person and approved by the local government demonstrates how the development mitigates and minimises detrimental impacts on cultural heritage significance and supports ongoing conservation management of the local heritage place.</p> <hr/> <p>AO36.2 Changes to the local heritage place are appropriately documented and where appropriate accompanied by an archival quality photographic record.</p>
<p>PO37 Development does not result in the demolition or removal of a local heritage place.</p>	<p>AO37 The place's cultural heritage significance is retained;</p> <p>OR</p> <p>Where there is no feasible or prudent alternative to partial demolition or removal of the place:</p> <ul style="list-style-type: none"> (a) a report is provided that demonstrates there is no prudent and feasible alternative to the substantial demolition of the local heritage place or its removal to another location; (b) an archival record is prepared to document the changes. <p>Editor's note: the report must be prepared by suitably qualified consultants, such as conservation architects or engineers, and detail alternative options investigated.</p>
<p>PO38 Where open space, or the relationship between buildings and open space contributes to the significance of the local heritage place, development maintains or enhances the significance of the setting, including views, circulation, access, spatial patterns and layout of the local heritage place or area.</p>	<p>AO38 No Acceptable outcome provided.</p>
<p>PO39 Buildings and structures on the site of, or adjacent to, a local heritage place are setback from the front, side and rear boundaries in a manner that complements, and does not encroach upon, on the heritage place.</p>	<p>AO39.1 The front setback of the development is in equal distance or greater than the setback of the local heritage place.</p> <hr/> <p>AO39.2 The side and rear setbacks of the development are a minimum distance of 2m.</p>

Performance outcomes	Acceptable outcomes
<p>PO40 Development on a local heritage place with identified archaeological potential avoids or appropriately manages detrimental impacts on artefacts.</p>	<p>AO40 Development in areas not previously disturbed by excavation is in accordance with an archaeological investigation and management plan prepared by a suitably qualified person and approved by the local government.</p>
Aboriginal cultural heritage	
<p>Editor's notes: All development must comply with the <i>Aboriginal Cultural Heritage Act 2003</i> and the obligations of the <i>Native Title Act 1993</i>. Refer to Schedule 4 - Aboriginal Cultural Significance Planning Scheme Policy for further direction on how to comply with these Acts.</p> <p>Exercising a duty of care under the <i>Aboriginal Cultural Heritage Act 2003</i> is particularly relevant where development is proposed on land containing Aboriginal cultural heritage values and involves surface disturbance beyond that which has already occurred.</p> <p>Some areas containing places of Ewamian People's cultural significance near Georgetown are shown on planning scheme policy map PM-1 Areas of Cultural Significance. Many more Aboriginal cultural heritage areas and sites can be found throughout Etheridge Shire which may not be recorded publicly. Some of these are included on a cultural heritage database (managed by the Department of Aboriginal and Torres Strait Islander Peoples) and some remain unidentified.</p>	
Air Services	
<p>PO41 Development does not interfere with the function of air services.</p> <p>Note: A development proposal on land located within a building restricted area must be assessed as outlined in National Airports Safeguarding Framework (NASF) Principles and Guidelines – Guideline G, Attachment 3. Referral to Airservices Australia or Department of Defence may be required.</p>	<p>AO41.1 Development located near an aviation facility does not create:</p> <ul style="list-style-type: none"> (a) permanent or temporary physical obstructions in the line of sight between antenna; (b) an electrical or electromagnetic field that interferes with the signals transmitted by the facility; (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility; <p>OR</p> <p>Development complies with this performance outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.</p> <hr/> <p>AO41.2 Development and associated activities must not:</p> <ul style="list-style-type: none"> (a) create an intrusion into an airport's operational airspace, unless the intrusion is approved in accordance with the relevant legislation; (b) include a light source or reflective surfaces that could distract or confuse pilots approaching the airport to land; (c) cause emissions which significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines; (d) attract wildlife or increase wildlife hazards to the operational airspace of the airport or the airport land; (e) increase the number of people living, working or congregating in the Public Safety Area; (f) involve the manufacture, use or storage of flammable, explosive, hazardous or noxious materials in the Public Safety Area.

Performance outcomes	Acceptable outcomes
Non-resident workforce accommodation (NRWA)	
<p>PO42 The location of NRWA does not adversely affect existing industrial, residential and commercial uses, and maintains the amenity of the locality.</p>	<p>AO42 All buildings are set back: (a) a minimum of 15m from all side boundaries; (b) a minimum of 25m from the front and rear boundaries.</p>
<p>PO43 The location of the NRWA: (a) enables convenient access to a major road network and to township services and facilities where the use is able to support the economic development of the town; (b) supports the long-term development of infrastructure in Etheridge Shire.</p>	<p>AO43 No Acceptable outcome provided.</p>
<p>PO44 The layout of NRWA buildings does not substantially detract from the character of the area through overdevelopment of the site.</p>	<p>AO44 Buildings and ancillary facilities occupy no more than 25% of the site area.</p>
<p>PO45 The NRWA is connected to infrastructure required for the use including; water supply, waste water disposal, stormwater control, telecommunications and electricity. (Where Council infrastructure is available, this is required in lieu of on-site infrastructure.)</p>	<p>AO45 No Acceptable outcome provided.</p>
<p>PO46 NRWA buildings and waste disposal areas are screened and landscaped from site boundaries.</p>	<p>AO46 No Acceptable outcome provided.</p>

Table 6.3.1.2: Car Parking Requirements

Use	Requirements
Tourist park	1 space per site, plus 1 extra space for every 3 sites.
Caretakers accommodation	1 space
Child care centre	1 space for every employee and 1 space for every 4 children.
Commercial activities Community activities	1 space per 50m ² of gross floor area.
Dual occupancy Multiple dwelling Retirement facility Residential care facility	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Industrial uses	1 space per 100m ² of gross floor area for the first 1000m ² and 1 additional space per 200m ² of gross floor area exceeding 1000m ² .
Non-resident workforce accommodation	1 space per unit plus 1 visitor space per every 5 units.
Residential premises (excluding dual occupancy and multiple dwelling)	1 covered space per dwelling unit.
Agricultural supplies store Bulk landscape supplies Outdoor sales	Where a building 1 space per 100m ² of gross floor area.
Service station	1 space per 50m ² gross floor area.
Short-term accommodation	1 space per guestroom or suite, 1 additional space per 30m ² of gross dining area, and 1 space per employee.
All other uses	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.

6.4 Other development codes

6.4.1 Operational work code

This code applies to assessing operational work applications when identified in the tables of assessment.

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

- (1) Operational work involving excavating and filling land
 - (a) Minimises site disturbance;
 - (b) Controls water and sediment runoff;
 - (c) Avoids increasing any flooding risks;
 - (d) Once work is complete, the site is rehabilitated to a safe stable area that does not cause further erosion and safety issues;
- (2) Advertising devices are of a size and in locations that complement the heritage and character of the township and considers public safety;
- (3) Biodiversity values and ecological connectivity are protected, maintained and enhanced;
- (4) Impacts on the archaeological potential of sites are considered and managed;
- (5) Levees are constructed in accordance with the applicable State Code.

Editor's note—For requirements for accepted development for category 1 levees, refer to the '[Self-assessable code for the construction or modification of levees](#)' made by the chief executive of the *Water Act 2000* and published by the Department of Natural Resources, Mines and Energy. In relation to the construction or modification of category 2 and 3 levees, refer to the *Water Regulation 2016*, which includes at Schedule 10, Code for assessment and development for construction or modification of particular levees. This code should be read together with the '[Guidelines for the construction or modification of category 2 and 3 levees](#)' published by the Department of Natural Resources, Mines and Energy. For more information regarding the regulation of levees, visit: <https://www.business.qld.gov.au/industries/mining-energy-water/water/authorisations/constructing-modifying-levee-banks>

Table 6.4.1.1 Assessment benchmarks - operational work

Performance outcomes	Acceptable outcomes
For assessable development	
Site Layout	
<p>PO1 Operations do not adversely impact adjoining properties, environmental features or the locality and minimise:</p> <ol style="list-style-type: none"> (a) changes to adjoining land and natural features; (b) changes to surface and groundwater; (c) impacts from noise, dust, silt, or other noxious emissions. 	<p>AO1 Excavation or filling:</p> <ol style="list-style-type: none"> (a) does not exceed 1.5m in depth or 1.5m in height (except for excavation for building work); (b) ensures the fill or excavation line is not closer than 2m from an adjoining property boundary; (c) ensures no ponding develops on adjacent land at any time; (d) restores all surfaces exposed or damaged by the operations immediately on conclusion of the works to their original standard; (e) ensures works are a minimum 100m from wetlands and 200m from rivers, creeks and streams.

Performance outcomes	Acceptable outcomes
<p>PO2 Operational work or the construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO2 An erosion and sediment control plan (ESCP) is prepared by a suitably qualified person which demonstrates that release of sediment-laden stormwater is:</p> <ul style="list-style-type: none"> (a) avoided for the nominated design storm; and (b) minimised when the nominated design storm is exceeded, by addressing design objectives listed in <i>'Far North Queensland Regional Organisation of Councils (FNQROC) Regional Development Manual'</i> or local equivalent, for: <ul style="list-style-type: none"> (i) drainage control; (ii) erosion control; (iii) sediment control; (iv) water quality outcomes.
Vegetation clearing	
<p>PO3 Development:</p> <ul style="list-style-type: none"> (a) identifies matters of state environmental significance as identified in SPP mapping – Environment and Heritage, Biodiversity; (b) facilitates the protection and enhancement of matters of state environmental significance; (c) protects and enhances ecological connectivity. 	<p>AO3 No Acceptable outcome provided.</p>
Development Located in a Flood Hazard Area as identified in Schedule 2 - Mapping	
<p>PO4 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential for flood damage on-site or on other properties.</p> <p>Editor's Note—To adequately assess the impacts of development on flooding regimes, applicants may need to have a hydrological and hydraulic assessment carried out by a suitably qualified and experienced hydrologist or engineer.</p>	<p>AO4 Development for earthworks located in the flood hazard area on the flood hazard maps (as identified in Schedule 2 – Flood mapping):</p> <ul style="list-style-type: none"> (a) does not result in any reductions of onsite flood storage capacity and contains within the subject site any changes to depth / duration / velocity of flood waters; <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> (b) does not change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> i. loss of flood storage; or ii. loss of/changes to flow paths; or iii. acceleration or retardation of flows or any reduction in flood warning times elsewhere on the floodplain; <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> (c) a flood study demonstrates the development site is above the defined flood level (prefilling).

6.4.2 Reconfiguring a lot code

This code applies to assessing reconfiguring a lot applications when identified in the tables of assessment.

The purpose of the reconfiguring a lot code is to:

- (1) Facilitate the creation of lots to a size and dimension that allows the zones and precincts to achieve the intended use;
- (2) Ensure that future lots are resilient from the impacts of flood and bushfire;
- (3) Minimise and mitigate impacts on cultural heritage, water quality, and on the biodiversity values of an area;
- (4) Ensure reconfiguring of lots does not adversely impact on the shire's economy.

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

- (1) Reconfiguration creates safe, functional and suitable lots that are consistent with the existing zone and precinct intent;
- (2) Reconfiguration ensures the protection of the stock route network;
- (3) Reconfiguration does not lead to a loss of biodiversity and ecological connectivity;
- (4) Reconfiguration ensures the environmental values and quality of Queensland waters are protected and enhanced;
- (5) Reconfiguration helps protect local heritage places;
- (6) Rural land is protected from fragmentation that would result in diminished productivity.

Table 6.4.2.1 Assessment benchmarks – reconfiguring a lot

Performance outcomes	Acceptable outcomes
Lot size	
<p>PO1 The proposed lots are of a size and dimension to meet the outcomes for development in the zones and precincts in respect of:</p> <ol style="list-style-type: none"> (a) preserving land for agriculture, animal production and environmental conservation in the Rural Zone; (b) achieving a safe and pleasant residential environment in the Residential and Rural residential precincts of the Township zone; (c) consistency with the nature and layout of existing subdivision patterns; (d) providing a variety of lot sizes for residential living, industry and commerce. 	<p>AO1 Allotments dimensions comply with Table 6.4.2.2</p>
<p>PO2 The proposed lots will not lead to diminished productivity of rural land or compromise the long term viability of rural activities on the land.</p>	<p>AO2 No Acceptable Outcome provided.</p>

Performance outcomes	Acceptable outcomes
Stormwater	
<p>PO3 Reconfiguration of a lot in the Township zone is planned, designed, constructed and managed to avoid:</p> <ul style="list-style-type: none"> (a) adverse impacts on surrounding development; (b) compromising the natural health and functioning of adjoining waters. 	<p>AO3 A site stormwater quality management plan (SQMP) is prepared and implemented, which provides for achievable stormwater quality treatment measures meeting design objectives listed in <i>'Far North Queensland Regional Organisation of Councils (FNQROC) Regional Development Manual'</i>.</p>
Roads	
<p>PO4 Roads are constructed and upgraded to provide for the safe and efficient movement of:</p> <ul style="list-style-type: none"> (a) pedestrians and cyclists; (b) vehicles to and from the site; (c) access for emergency vehicles. 	<p>AO4.1 New road infrastructure is designed and constructed in accordance with <i>'Far North Queensland Regional Organisation of Councils (FNQROC) Regional Development Manual'</i>.</p>
	<p>AO4.2 Any pre-existing roads part of and within the development site are upgraded to the standards detailed in <i>'Far North Queensland Regional Organisation of Councils (FNQROC) Regional Development Manual'</i>.</p>
Biodiversity	
<p>PO5 The creation of new lots avoids significant adverse impacts on the shire's important biodiversity (identified in SPP mapping – Environment and Heritage, Biodiversity) and maintains and enhances ecological connectivity.</p>	<p>AO5 No Acceptable Outcome provided.</p>
Development Located in a Flood Hazard Area as identified in Schedule 2 - Mapping	
<p>PO6 Lot design in areas of flood hazard:</p> <ul style="list-style-type: none"> (a) maintains personal safety and minimises property impacts at all times, through siting and layout of lots and access; (b) provides safe egress to all building areas in flood emergencies. <p>Note: The defined flood level for the Georgetown Township zone is that of 291.07m AHD which has been derived from a 1% Annual Exceedance Probability (AEP) flood event.</p> <p>Note: The defined flood level for any site outside of the Georgetown Township Zone is to be derived from a 1% Annual Exceedance Probability (AEP) flood event.</p>	<p>AO6.1 Reconfiguration on land identified as containing a flood hazard area (as identified in Schedule 2 – Mapping) is sited and designed so that:</p> <ul style="list-style-type: none"> (a) all new lots contain a building envelope located outside of the mapped flood hazard area; OR (b) if located in the mapped flood hazard area and in the Georgetown Township zone all habitable rooms can achieve a freeboard of 600mm above 291.07 AHD; OR (c) A flood study determines that all habitable rooms within the building envelope can be located above the defined flood level.
	<p>AO6.2 There is a least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.</p>

Performance outcomes	Acceptable outcomes
Local heritage places	
<p>PO7 Development:</p> <ul style="list-style-type: none"> (a) maintains lot sizes and a layout that permits viable adaptive reuse or conservation of local heritage places; (b) does not result in a local heritage place being obscured from public view; (c) does not obscure or destroy a pattern of subdivision where this characteristic contributes to the cultural heritage significance of the local heritage place; (d) does not reduce public access to the place or area. 	<p>AO7 No Acceptable outcome is provided.</p>
Bushfire	
<p>PO8 Non-rural development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p>AO8 The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Editor's notes: For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan". Advice from the Queensland Fire and Emergency Services should be sought as appropriate.</p>
<p>PO9 Reconfiguring a lot provides a constructed perimeter road or a formed fire trail between the lot or building envelope and the hazardous vegetation and is readily accessible at all times for the type of fire-fighting vehicles servicing the area.</p>	<p>AO9 Lot boundaries or building envelopes are separated from hazardous vegetation by a public road or a fire trail which has the following characteristics:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m and no less than 4.8m vertical clearance, with 3m each side cleared of all flammable vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) can accommodate a 10 tonne vehicle; (e) turning areas and vertical clearances for firefighting appliances in accordance with Queensland Fire and Emergency Services' Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots; (f) access granted in favour of council and Queensland Fire and Emergency Services; (g) allows and does not impede access for firefighting and maintenance for firefighting purposes.

Stock Route Network	
<p>PO10 The stock route network identified in SPP mapping – Economic Growth, Agriculture, Stock Route Network, is protected from incompatible development.</p> <p>Note: Pasturage rights exist where the mapped Stock Route Network adjoins a term lease for pastoral purposes. Section 432 of the Land Act 1994 provides guidance on the extent to which the pasturage rights overlap the adjoining lease area in this instance.</p>	<p>AO10 No new allotments are created within or adjacent to the stock route network; OR Proposed lots fronting a stock route are large enough to ensure any development can be sited a minimum of 800m clear of the stock route and any new access points across the stock route are limited to one (1) access per lot frontage of 200m.</p>

Table 6.4.2.2 – Acceptable outcomes for lot sizes and frontages

Zone/Precinct	Allotment Size	Road frontage
Rural Zone	25000ha	N/A
Township Zone (excluding precincts)	800m ²	20m
Commercial precinct	400m ²	15m
Industrial precinct	1000m ²	30m
Residential precinct	800m ²	20m
Rural Residential precinct	1ha	40m

Schedule 1—Definitions

SC1.1 Use definitions

- (1) Use definitions have specific meanings in the planning scheme and are defined in the Regulation.
- (2) Any use not listed in table SC1.1.2 column 1 is an undefined use.
Note—Development comprising a combination of defined uses is not considered to be an undefined use.
- (3) A use listed in table SC1.1.2, column 1 has the meaning set out beside that term in column 2.
- (4) The use definitions listed here are the definitions used in this planning scheme.
- (5) Column 3 of Table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.
- (6) Column 4 of Table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
- (7) Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.
- (8) Uses listed in Table SC1.1.2 columns 3 and 4 that are not listed in column 1, do not form part of the definition.

Table SC1.1.1 Index of use definitions

Index of use definitions		
Adult store	Hardware and trade supplies	Place of worship
Agricultural supplies store	Hazardous chemical facility	Port service
Air service	Health-care service	Relocatable home park
Animal husbandry	High-impact industry	Renewable energy facility
Animal keeping	Home-based business	Research and technology industry
Aquaculture	Hospital	Residential care facility
Bar	Hotel	Resort complex
Brothel	Indoor sport and recreation	Retirement facility
Bulk landscape supplies	Intensive animal husbandry	Roadside stall
Caretaker's accommodation	Intensive horticulture	Rooming accommodation
Car wash	Landing	Rural industry
Cemetery	Low-impact industry	Rural workers' accommodation
Child care centre	Major electricity infrastructure	Sales office
Club	Major sport, recreation and entertainment facility	Service industry
Community care centre	Marine industry	Service station
Community residence	Market	Shop
Community use	Medium-impact industry	Shopping centre
Crematorium	Motor sport facility	Short-term accommodation
Cropping	Multiple dwelling	Showroom
Detention facility	Nature-based tourism	Special industry
Dual occupancy	Nightclub entertainment facility	Substation
Dwelling house	Non-resident workforce accommodation	Telecommunications facility
Dwelling unit	Office	Theatre
Educational establishment	Outdoor sales	Tourist attraction
Emergency services	Outdoor sport and recreation	Tourist park
Environment facility	Outstation	Transport depot
Extractive industry	Park	Utility installation
Food and drink outlet	Parking station	Veterinary service
Function facility	Permanent plantation	Warehouse
Funeral parlour		Wholesale nursery
Garden centre		Winery

Table SC1.1.2 – Use definitions as per the regulated requirements in the Regulation

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Adult store	Adult store means the use of premises for the primary purpose of displaying or selling— (a) sexually explicit materials; or (b) products and devices that are associated with, or used in, a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or the sale or display of underwear or lingerie; or the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Agricultural supplies store means the use of premises for the sale of agricultural supplies and products.	Animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds	Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air service	Air service means the use of premises for— (a) the arrival or departure of aircraft; or (b) housing, servicing, refuelling, maintaining or repairing aircraft; or (c) the assembly and dispersal of passengers or goods on or from an aircraft; or (d) training and education facilities relating to aviation; or (e) aviation facilities; or (f) an activity that— (i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and (ii) directly services the needs of aircraft passengers.	Airport, air strip, helipad, public or private airfield	
Animal husbandry	Animal husbandry means the use of premises for— (a) producing animals or animal products on native or	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal husbandry, aquaculture, feedlots,

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	improved pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a)		piggeries
Animal keeping	Animal keeping means the use of premises for— (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	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	Aquaculture means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal husbandry
Bar	Bar means the use of premises, with seating for 60 or less people, for— (a) selling liquor for consumption on the premises; or (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, nightclub entertainment facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises. Note — See the <i>Prostitution Act 1999</i> , schedule 4.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Bulk landscape supplies means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	Caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Car wash means the use of premises for the commercial cleaning of motor vehicles.		Service station

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Cemetery	Cemetery means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Childcare centre	Childcare centre means the use of premises for the care, education and minding, but not residence, of children.	Before or after school care, crèche, early childhood centre, kindergarten, vacation care	Educational establishment, home based child care, family day care
Club	Club means the use of premises for— (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Community care centre— (a) means the use of premises for— (i) providing social support to members of the public; or (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for providing accommodation to members of the public.	Disability support services, drop in centre, respite centre, integrated indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	Community residence— (a) means the use of premises for residential accommodation for— (i) no more than— A. 6 children, if the accommodation is provided as part of a program or service under the <i>Youth Justice Act 1992</i> ; or B. 6 persons who require assistance or support with daily living needs; and (ii) no more than 1 support worker; and (b) includes a building or structure that is reasonably associated with the use in paragraph (a).	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Community use	Community use means the use of premises for— (a) providing artistic, social or cultural facilities or community services to the public; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a)	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Crematorium means the use of premises for the cremation or aquamation of bodies.		Cemetery
Cropping	Cropping means the use of premises for— (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).	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	Detention facility means the use of premises for the lawful detention of persons.	Correctional facility, detention centre, prison, youth detention centre	Police station, court cell complex
Dual occupancy	Dual occupancy — (a) means a residential use of premises for two households involving— (i) 2 dwellings (whether attached or detached) on a single lot, or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (ii) any domestic outbuilding associated with the dwellings. (b) does not include a residential use of premises that involves a secondary dwelling.	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	Dwelling house, multiple dwelling
Dwelling house	Dwelling house means a residential use of premises involving— (a) 1 dwelling for a single		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation,

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	household and any domestic outbuildings associated with the dwelling; or (b) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.		student accommodation, multiple dwelling
Dwelling unit	Dwelling unit means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	Educational establishment means the use of premises for— (a) training and instruction to impart knowledge and develop skills; or (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).	College, outdoor education centre, preparatory school, preparatory school, primary school, secondary school, special education facility, technical institute, university	Child care centre, home based child care, family day care
Emergency services	Emergency services means the use of premises by a government entity or community organisation to provide— (a) essential emergency services; or (b) disaster management services; or (c) management support facilities for the services.	Ambulance station, auxiliary fire and rescue station, emergency management support facility, evacuation centres, police station, rural fire brigade, State emergency service facility, urban fire and rescue station	Community use, hospital, residential care facility
Environment facility	Environment facility — (a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but (b) does not include the use of premises to provide accommodation for tourists and travellers.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Extractive industry means the use of premises for— (a) extracting or processing extractive resources; and (b) any related activities, including, for example, transporting the resources to market.	Quarry	

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Food and drink outlet	Food and drink outlet means the use of premises for— (a) preparing and selling food and drink for consumption on or off the premises; or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away shop, tearoom	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Function facility means the use of premises for— (a) receptions or functions; or (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Funeral parlour — (a) means the use of premises for— (i) arranging and conducting funerals, memorials and other similar events; or (ii) a mortuary; or (iii) storing and preparing bodies for burial or cremation; but (b) does not include the use of premises for the burial or cremation of bodies.		Cemetery, crematorium, place of worship
Garden centre	Garden centre means the use of premises for— (a) selling plants; or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or (c) a food and drink outlet is ancillary to the use in paragraph (a).	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Hardware and trade supplies means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.	Hardware store	Shop, showroom, outdoor sales and warehouse
Health care service	Health care service means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	Dental clinics, medical centre, natural medicine practice, nursing service, physiotherapy clinic	Community care centre, hospital

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
High impact industry	<p>High impact industry means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a high impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note — Additional examples may be shown in SC1.1.3 Industry thresholds.</p>	<p>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</p>
Home-based business	<p>Home-based business means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.</p>	<p>Bed and breakfast, home office, home based child care</p>	<p>Hobby, office, shop, warehouse, transport depot</p>
Hospital	<p>Hospital means the use of premises for—</p> <p>(a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or</p> <p>(b) providing accommodation for patients; or</p> <p>(c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).</p>		<p>Health care services, residential care facility</p>
Hotel	<p>Hotel—</p> <p>(a) means the use of premises for—</p> <p>(i) selling liquor for consumption on the premises; or</p> <p>(ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include a bar.</p>	<p>Pub, tavern</p>	<p>Bar, nightclub entertainment facility</p>

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Indoor sport and recreation	Indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.	Amusement parlour, bowling alley, enclosed tennis court, gymnasium, squash courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Intensive animal industry — (a) means the use of premises for— (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but (b) does not include the cultivation of aquatic animals.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Intensive horticulture — (a) means the use of premises for— (i) the intensive production of plants or plant material carried out indoors on imported media; or (ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or (iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (i) or (ii); but (b) does not include the cultivation of aquatic plants.	Greenhouse, and shade house plant production, hydroponic farm, mushroom farm	Wholesale nursery
Landing	Landing means the use of premises for a structure— (a) for mooring, launching, storing and retrieving vessels; and (b) from which passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	Low impact industry means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling,	Repairing motor vehicles, fitting and turning workshop Note — Additional examples may be shown in SC1.1.3 Industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing,

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a low impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>		<p>service industry, medium impact industry, high impact industry, special industry</p>
Major electricity infrastructure	<p>Major electricity infrastructure—</p> <p>(a) means the use of premises for—</p> <p>(i) a transmission grid or supply network; or</p> <p>(ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the use of premises for a supply network or private electricity works stated in schedule 6, section 26(5), unless the use involves—</p> <p>(i) a new zone substation or bulk supply substation; or</p> <p>(ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.</p>	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	<p>Major sport, recreation and entertainment facility means the use of premises for large-scale events, including, for example, major sporting, recreation conference or entertainment events.</p>	Convention centre, entertainment centre, exhibition centre, horse racing facility, sports stadium	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	<p>Marine industry means the use of waterfront premises for—</p> <p>(a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or</p> <p>(b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a).</p>	Boat building, boat storage, dry dock	Marina

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Market	Market means the use of premises on a regular basis for— (a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or (b) providing entertainment, if the use is ancillary to the use in paragraph (a).	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	medium impact industry means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a medium impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	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 SC1.1.3 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
Motor sport facility	Motor sport facility means the use of premises for— (a) organised or recreational motor sports; or (b) facilities for spectators, including, for example, stands, amenities or food and drink outlets, if the use is ancillary to the use in paragraph (a)	Car race track, go-kart track, lawnmower race track, trail bike park, 4WD and all terrain park, motocross track, motorcycle race track, off road motorcycle facility	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached, 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	Nature-based tourism means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of— (a) an area of environmental, cultural or heritage value; or	Environmentally responsible accommodation facilities including cabins, huts, lodges and tents	Environment facility

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	(b) a local ecosystem; or (c) the natural environment.		
Nightclub entertainment facility	Nightclub entertainment facility means the use of premises for— (a) providing entertainment that is cabaret, dancing or music; or (b) selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	Non-resident workforce accommodation means the use of premises for— (a) accommodation for non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	Office — (a) means the use of premises for— (i) providing an administrative, financial, management or secretarial service or function; or (ii) the practice of a profession; or (iii) providing business or professional advice or services; but (b) does not include the use of premises for making, selling or hiring goods.	Bank, real estate agency	Home based business, home office, shop, outdoor sales
Outdoor sales	Outdoor sales means the use of premises for— (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or (b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	Outdoor sport and recreation means the use of premises for— (a) a recreation or sporting activity that is carried on outdoors and requires areas	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>of open space; or</p> <p>(b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).</p>		
Outstation	<p>Outstation means the use of premises for—</p> <p>(a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or</p> <p>(b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	<p>Park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.</p>	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	<p>Parking station means the use of premises for parking vehicles, other than parking that is ancillary to another use.</p>	Car park, 'park and ride', bicycle parking	
Party house	<p>Party house means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if—</p> <p>(a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and</p> <p>(b) the accommodation or facilities are provided for a period of less than 10 days; and</p> <p>(c) the owner of the premises does not occupy the premises during that period.</p>		
Permanent plantation	<p>Permanent plantation means the use of premises for growing, but not harvesting, plants for the carbon sequestration, biodiversity, natural resource management or another similar purpose.</p>		Forestry for wood production, biofuel production
Place of worship	<p>Place of worship means the use of premises for—</p> <p>(a) organised worship and other religious activities; or</p> <p>(b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).</p>	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Port service	Port service means the use of premises for— (a) the arrival and departure of vessels; or (b) the movement of passengers or goods on or off vessels; or (c) storing, servicing, maintaining or repairing vessels; or (d) ancillary uses that directly service the needs of passengers of the vessels.	Marina, ferry terminal	Landing
Relocatable home park	Relocatable home park means the use of premises for— (a) relocatable dwellings for long-term residential accommodation; or (b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		Tourist park
Renewable energy facility	Renewable energy facility— (a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but (b) does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.	Geothermal power, hydroelectric power, solar farm, tidal power, wind farm	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Research and technology industry means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.	Aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories	
Residential care facility	Residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons who— (a) can not live independently; and	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	(b) require regular nursing or personal care.		
Resort complex	Resort complex means the use of premises for— (a) tourist and visitor accommodation that includes integrated leisure facilities; or (b) staff accommodation that is ancillary to the use in paragraph (a); or (c) transport facilities for the premises, including, for example, a ferry terminal or air service.	Island resort, bars, meeting and function facilities, restaurants, sporting and fitness facilities	
Retirement facility	Retirement facility means a residential use of premises for— (a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or (b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).	Retirement village	Residential care facility
Roadside stall	Roadside stall means the use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market
Rooming accommodation	Rooming accommodation means the use of premises for— (a) residential accommodation, if each resident— (i) has a right to occupy 1 or more rooms on the premises; and (ii) does not have a right to occupy the whole of the premises; and (iii) does not occupy a self-contained unit, as defined under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> , schedule 2, or has only limited facilities available for private use; and (iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or</p> <p>(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).</p>		
Rural industry	<p>Rural industry means the use of premises for—</p> <p>(a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or</p> <p>(b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	<p>Rural workers' accommodation means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if—</p> <p>(a) the premises, and the premises where the rural use is carried out, are owned by the same person; and</p> <p>(b) the employees are not non-resident workers.</p>	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwelling
Sales office	<p>Sales office means the use of premises for temporary display of land parcels or buildings that—</p> <p>(a) are for sale or proposed to be sold; or</p> <p>(b) can be won as a prize in a competition.</p>	Display dwelling	Bank, office
Service industry	<p>Service industry means the use of premises for an industrial activity that—</p> <p>(a) does not result in off-site air, noise or odour emissions; and</p> <p>(b) is suitable for location with other non-industrial uses.</p>	Audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	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	<p>Service station means the use of premises for—</p> <p>(a) selling fuel, including, for</p>	Electric vehicle charging station	Car wash

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or</p> <p>(b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).</p>		
Shop	<p>Shop means the use of premises for—</p> <p>(a) displaying, selling or hiring goods; or</p> <p>(b) providing personal services or betting to the public.</p>	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, hardware and trade supplies, market, showroom
Shopping centre	<p>Shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.</p>		
Short-term accommodation	<p>Short term accommodation—</p> <p>(a) means the use of premises for—</p> <p>(i) providing accommodation of less than 3 consecutive months to tourists or travellers; or</p> <p>(ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i).</p> <p>(b) does not include a hotel, nature-based tourism, resort complex or tourist park.</p>	Motel, backpackers accommodation, cabins, serviced apartments, hotel accommodation, farm stay	Hostel, rooming accommodation, tourist park
Showroom	<p>Showroom means the use of premises for the sale of goods that are of—</p> <p>(a) a related product line; and</p> <p>(i) a size, shape or weight that requires—</p> <p>(ii) a large area for handling, display or storage; and</p> <p>(b) direct vehicle access to the building that contains the goods by members of the public to enable the loading and unloading of the goods.</p>	Bulk goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
Special industry	<p>Special industry means the use of premises for an industrial activity—</p>	Tanneries, rendering plants, oil refineries, waste incineration,	Low impact industry, medium impact industry, high impact

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating products; and</p> <p>(b) that a local planning instrument applying to the premises states is a special industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note — Additional examples may be shown in Table SC1.1.3 Industry thresholds.</p>	<p>industry, service industry</p>
Substation	<p>Substation means the use of premises—</p> <p>(a) as part of a transmission grid or supply network to—</p> <p>(i) convert or transform electrical energy from one voltage to another; or</p> <p>(ii) regulate voltage in an electrical circuit; or</p> <p>(iii) control electrical circuits; or</p> <p>(iv) switch electrical current between circuits; or</p> <p>(b) for a telecommunications facility for—</p> <p>(i) works as defined under the Electricity Act, section s12(1); or</p> <p>(ii) workforce operational and safety communications.</p>	<p>Substations, switching yards</p>	<p>Major electricity infrastructure, minor electricity infrastructure</p>
Telecommunications facility	<p>Telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.</p>	<p>Telecommunication tower, broadcasting station, television station</p>	<p>Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i></p>
Theatre	<p>Theatre means the use of premises for—</p> <p>(a) presenting movies, live entertainment or music to the public; or</p> <p>(b) the production of film or music; or</p> <p>(c) the following activities or facilities, if the use is ancillary to a use in</p>	<p>Cinema, movie house, concert hall, dance hall, film studio, music recording studio</p>	<p>Community hall, hotel, indoor sport and recreation facility, temporary film studio</p>

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	<p>paragraph (a) or (b)—</p> <ul style="list-style-type: none"> (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-production; (iii) facilities for wardrobe, laundry and make-up; (iv) set construction workshops; (v) sound stages. 		
Tourist attraction	<p>Tourist attraction means the use of premises for—</p> <ul style="list-style-type: none"> (a) providing entertainment to, or a recreation facility for, the general public; or (b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a). 	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	<p>Tourist park means the use of premises for—</p> <ul style="list-style-type: none"> (a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a). 	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	<p>Transport depot means the use of premises for—</p> <ul style="list-style-type: none"> (a) storing vehicles, or machinery, that are used for a commercial or public purpose; or (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a). 	Premises used for storing buses, taxis, heavy vehicles or heavy machinery, contractors depot	Home based business, warehouse, low impact industry, service industry
Utility installation	<p>Utility installation means the use of premises for—</p> <ul style="list-style-type: none"> (a) a service for supplying or treating water, hydraulic power or gas; or (b) a sewerage, drainage or stormwater service; or (c) a transport service; or (d) a waste management service; or 	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
	(e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).		
Veterinary service	Veterinary service means the use of premises for— (a) the medical or surgical treatment of animals; or (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).		Animal keeping
Warehouse	Warehouse means the use of premises for— (a) storing or distributing goods, whether or not carried out in a building; or (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).	Self-storage facility, storage yards	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Wholesale nursery means the use of premises for— (a) the wholesale of plants grown on or next to the premises; or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).		Bulk landscape supplies, garden centre
Winery	Winery means the use of premises for— (a) making wine; or (b) selling wine that is made on the premises.		Rural industry

Table SC1.1.3 – Industry thresholds

Use	Additional examples include
Low-impact industry	<ol style="list-style-type: none"> (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	<ol style="list-style-type: none"> (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 hazardous chemicals in quantities that exceed a manifest quantity under the <i>Work Health and Safety Regulation 2011</i> and not involving: <ul style="list-style-type: none"> • refrigeration systems or cold stores that operate using anhydrous ammonia • manufacturing processes • a hazardous chemical facility (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 (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

Use	Additional examples include
	<ul style="list-style-type: none"> (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	<ul style="list-style-type: none"> (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) Hazardous chemical facility for the storage and distribution of dangerous goods not involving manufacturing processes (4) A manufacturing process involving hazardous chemicals in quantities that exceed a manifest quantity under the <i>Work Health and Safety Regulation 2011</i> (5) A facility that includes refrigeration systems or cold stores involving anhydrous ammonia in quantities that exceed a manifest quantity under the <i>Work Health and Safety Regulation 2011</i> (6) Scrap-metal yard including a fragmentiser (7) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum (8) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum (9) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum (10) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum (11) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood-veneer products, 250 tonnes or greater per annum (12) Sawmilling, wood chipping and kiln-drying timber and logs, producing greater than 500 tonnes per annum (13) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum (14) Enamelling workshop using 15,000 litres or greater of enamel per annum (15) Galvanising works using 100 tonnes or greater of zinc per annum (16) Anodising or electroplating workshop where tank area is 400 square metres or greater (17) Powder-coating workshop using 500 tonnes or greater of coating per annum (18) Spray-painting workshop (including spray-painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum (19) Concrete batching and producing concrete products (20) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote (21) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste,

Use	Additional examples include
	<p>including animal manures, sewage, septic sludges and domestic waste</p> <p>(22) Manufacturing fibreglass pools, tanks and boats</p> <p>(23) 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)</p> <p>(24) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum</p> <p>(25) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre</p> <p>(26) Abattoir</p> <p>(27) Recycling chemicals, oils or solvents</p> <p>(28) Waste-disposal facility (other than waste incinerator)</p> <p>(29) Recycling, storing or reprocessing regulated waste</p> <p>(30) Manufacturing batteries</p> <p>(31) Manufacturing wooden products including cabinet making, joinery, wood-working, producing greater than 500 tonnes per annum</p> <p>(32) Abrasive-blasting facility using 10 tonnes or greater of abrasive material per annum</p> <p>(33) Glass-fibre manufacture producing 200 tonnes or greater per annum</p> <p>(34) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
Special industry	<p>(1) Oil refining or processing</p> <p>(2) Producing, refining or processing gas or fuel gas</p> <p>(3) Distilling alcohol in works producing greater than 2500 litres per annum</p> <p>(4) Power station</p> <p>(5) Producing, quenching, cutting, crushing or grading coke</p> <p>(6) Waste incinerator</p> <p>(7) Sugar milling or refining</p> <p>(8) Pulp or paper manufacturing</p> <p>(9) Tobacco processing</p> <p>(10) Tannery or works for curing animal skins, hides or finishing leather</p> <p>(11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing</p> <p>(12) Rendering plant</p> <p>(13) Manufacturing chemicals, poisons and explosives</p> <p>(14) Manufacturing fertilisers involving ammonia</p> <p>(15) Manufacturing polyvinyl chloride plastic</p> <p>(16) Hazardous chemical facility involving manufacturing processes for hazardous chemicals.</p>

SC1.2 Administrative definitions

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

Table SC1.2.1—Index of administrative definitions.

<ul style="list-style-type: none"> • Adjoining premises • Advertising device • Affordable housing • Average width • Basement • Boundary clearance • Building height • Commercial activities • Community activities • Cultural heritage find • Demand unit • Development footprint • Defined flood level 	<ul style="list-style-type: none"> • Domestic outbuilding • Dwelling Farm stay • Gross floor area • Ground level • Hazardous chemical facility • Household • Industrial uses • Minor building work • Minor electricity infrastructure • Net developable area • Non-resident worker • Outermost projection • Plot ratio 	<ul style="list-style-type: none"> • Prescribed hazardous chemical Projection area • Public sector entity • Secondary dwelling • Sensitive land use • Service catchment • Setback • Site • Site cover • Storey • Temporary use • Tourist uses • Ultimate development • Vulnerable use
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Table SC1.2.2—Administrative terms and definitions

Column 1 Administrative term	Column 2 Definition
Adjoining premises	Adjoining premises means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Advertising device	Advertising device — (a) means a permanent sign, structure or other device used, or intended to be used, for advertising; and (b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
Affordable housing	Affordable housing means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
Average width	Average width , of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.
Basement	Basement means a space— (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level.
Boundary clearance	Boundary clearance means the distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment; or (b) a rainwater fitting.

Column 1 Administrative term	Column 2 Definition
	<p><i>Examples—</i></p> <p>1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary.</p> <p>2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.</p>
Building height	<p>Building height, of a building, means—</p> <p>(a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or</p> <p>(b) the number of storeys in the building above ground level.</p>
Commercial activities	<p>Commercial activities means —</p> <p>(a) Bar</p> <p>(b) Car wash</p> <p>(c) Food and drink outlet</p> <p>(d) Function facility</p> <p>(e) Garden centre</p> <p>(f) Hardware and trade supplies</p> <p>(g) Hotel</p> <p>(h) Market</p> <p>(i) Nature-based tourism</p> <p>(j) Office</p> <p>(k) Sales office</p> <p>(l) Service station</p> <p>(m) Shop</p> <p>(n) Shopping centre</p> <p>(o) Showroom</p> <p>(p) Theatre</p> <p>(q) Tourist attraction</p> <p>(r) Veterinary service</p>
Community activities	<p>Community activities means —</p> <p>(a) Cemetery</p> <p>(b) Club</p> <p>(c) Community care centre</p> <p>(d) Community residence</p> <p>(e) Community use</p> <p>(f) Crematorium</p> <p>(g) Detention facility</p> <p>(h) Educational establishment</p> <p>(i) Funeral parlour</p> <p>(j) Health-care services</p> <p>(k) Hospital</p> <p>(l) Outstation</p> <p>(m) Place of worship</p>
Cultural heritage find	<p>Cultural heritage find means a significant Aboriginal object or, evidence of archaeological or historic significance of Aboriginal occupation of an area of Queensland, or Aboriginal human remains, found in the course of undertaking an activity covered by the <i>Aboriginal Cultural Heritage Act 2003</i> gazetted duty of care guidelines.</p>
Demand unit	<p>Demand unit means a unit of measurement for measuring the level of demand for infrastructure.</p>
Defined flood level	<p>Defined flood level means is the estimated height of the flood waters produced when a Defined Flood Event (DFE) occurs, and is measured in Australian Height Datum (AHD)</p> <p><i>Note: The DFE used for the Etheridge Shire Planning Scheme is a 1% Annual Exceedance Probability (AEP) event. A flood with a 1% AEP has a one in a hundred</i></p>

Column 1 Administrative term	Column 2 Definition
	<i>chance of being exceeded in any year.</i>
Development footprint	Development footprint , for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by— (a) buildings or structures, measured to their outermost projection; or (b) landscaping or open space; or (c) facilities relating to the development; or (d) on-site stormwater drainage or wastewater treatment; or (e) a car park, road, access track or area used for vehicle movement; or (f) another area of disturbance.
Domestic outbuilding	Domestic outbuilding means a non-habitable class 10a building that is— (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is.
Dwelling	Dwelling means all or part of a building that— (a) is used, or capable of being used, as a self-contained residence; and contains— (i) food preparation facilities; and (ii) a bath or shower; and (iii) a toilet; and (iv) a wash basin; and (v) facilities for washing clothes.
Farm stay	Farm stay means provision of accommodation to guests on a working farm.
Gross floor area	Gross floor area , for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for— (a) building services, plant or equipment; or (b) access between levels; or (c) a ground floor public lobby; or (d) a mall; or (e) parking, loading or manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not.
Ground level	Ground level means— (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
Hazardous chemical facility	Hazardous chemical facility means the use of premises for a facility at which a prescribed hazardous chemical is present or likely to be present in a quantity that exceeds 10% of the chemical's threshold quantity under the Work Health and Safety Regulation, schedule 15.
Household	Household means 1 or more individuals who— (a) live in a dwelling with the intent of living together on a long-term basis; and (b) make common provision for food and other essentials for living.
Industrial uses	Industrial uses means — (a) Extractive industry (b) High-impact industry (c) Low-impact industry (d) Medium-impact industry (e) Research and technology industry (f) Special industry (g) Service industry (h) Warehouse
Minor building work	Minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following— (a) 50m ² ; (b) an area equal to 5% of the gross floor area of the building.

Column 1 Administrative term	Column 2 Definition
Minor electricity infrastructure	Minor electricity infrastructure means development stated in the <i>Planning Regulation 2017</i> , schedule 6, section 26(5).
Net developable area	Net developable area , for premises, means the area of the premises that— (a) is able to be developed; and (b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope.
Non-resident worker	Non-resident worker means a person who performs work as part of— <ul style="list-style-type: none"> • a resource extraction project; or • a project identified in a planning scheme as a major industry or infrastructure project; or • a rural use; and lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere. <i>Example of a non-resident worker—</i> a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements
Outermost projection	Outermost projection , of a building or structure, means the outermost part of the building or structure, other than a part that is— (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.
Plot ratio	Plot ratio means the ratio of the gross floor area of a building on a site to the area of the site.
Prescribed hazardous chemical	Prescribed hazardous chemical (a) means a hazardous chemical that— (i) is stated in the Work Health and Safety Regulation, schedule 15, table 15.1; or (ii) belongs to a class, type or category of hazardous chemicals stated in the Work Health and Safety Regulation, schedule 15, table 15.2; but (b) does not include a liquid that is an agricultural chemical product under the <i>Agricultural and Veterinary Chemicals Code Act 1994</i> (Cwlth), if— (i) the liquid is stored on premises in a Rural Zone; and (ii) the liquid is for use in a primary industry activity; and (iii) the total amount of liquid stored on the premises is less than 10,000L; and (iv) the liquid is stored in packages that are labelled and ready for use by an end user.
Projection area	Projection area means a part of the local government area for which the local government has carried out demand growth projection.
Public sector entity	Public sector entity means— (a) a department or part of a department; or (b) other than in chapter 4 of the <i>Planning Act 2016</i> —a distributor-retailer; or (c) an agency, authority, commission, committee, corporation (including a government owned corporation), instrumentality, office, or other entity, established under an Act for a public or State purpose. <i>Examples for paragraph (c)—</i> a local government, a government owned corporation or a rail government entity under the Transport Infrastructure Act
Secondary dwelling	Secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Sensitive land use	Sensitive land use means— (a) caretaker's accommodation; or (b) a childcare centre; or

Column 1 Administrative term	Column 2 Definition
	<ul style="list-style-type: none"> (c) a community care centre; or (d) a community residence; or (e) a detention facility; or (f) a dual occupancy; or (g) a dwelling house; or (h) a dwelling unit; or (i) an educational establishment; or (j) a health care service; or (k) a hospital; or (l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; or (m) a multiple dwelling; or (n) non-resident workforce accommodation; or (o) a relocatable home park; or (p) a residential care facility; or (q) a resort complex; or (r) a retirement facility; or (s) rooming accommodation; or (t) rural workers' accommodation; or (u) short-term accommodation; or (v) a supervised accommodation service; or (w) a tourist park.
Service catchment	Service catchment means an area serviced by an infrastructure network.
Setback	Setback , for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Site	<p>Site, of development, means the land that the development is to be carried out on.</p> <p><i>Examples—</i></p> <ul style="list-style-type: none"> 1 If development is to be carried out on part of a lot, the site of the development is that part of the lot. 2 If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.
Site cover	<p>Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—</p> <ul style="list-style-type: none"> (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or (b) a basement that is completely below ground level and used for car parking; or (c) the eaves of a building; or (d) a sun shade.
Storey	<p>Storey—</p> <ul style="list-style-type: none"> (a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— <ul style="list-style-type: none"> (i) a space containing only a lift shaft, stairway or meter room; or (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or (iv) a basement with a ceiling that is not more than 1m above ground level; and (b) includes— <ul style="list-style-type: none"> (i) a mezzanine; and (ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.

Column 1 Administrative term	Column 2 Definition
Temporary use	Temporary use means a use that— (a) is carried out on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structures.
Tourist uses	Tourist uses means — (a) Environment facility (b) Food and drink outlet (c) Nature-based tourism (d) Outdoor sport and recreation (e) Short-term accommodation (f) Tourist attraction (g) Tourist park (h) Winery
Ultimate development	Ultimate development , for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.
Vulnerable Use	Vulnerable uses are those involving — a) the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, detention facilities, rooming accommodation, retirement facilities or residential care facilities, tourist parks; or b) types of community infrastructure including community uses, hospitals, educational establishments, and emergency services; or c) the provision of essential services including community uses, utility installation, telecommunications facility, substations and major electricity infrastructure; or d) hazardous chemical facilities.

SC1.3 List of shortened forms

Table SC1.3.2 Shortened forms

Shortened form	Description
the Act	<i>Planning Act 2016</i>
AEP	Annual Exceedance Probability
ARI	Average recurrence interval
EAC	Ewamian Aboriginal Corporation
ESC	Etheridge Shire Council
LGA	Local Government Area
MCU	Material change of use as defined in the Act
NRWA	Non-resident workforce accommodation
RaL	Reconfiguring a lot as defined in the Act
the Regulation	<i>Planning Regulation 2017</i>
RNTBC	Registered Native Title Body Corporate
TLPI	Temporary Local Planning Instrument

Schedule 2—Mapping

SC2.1 Map index

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

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
CM-1	Etheridge Shire Planning Scheme Context Map	<insert gazettal date>
SFM-1	Etheridge Shire Planning Scheme Strategic Framework	<insert gazettal date>
ZM-1	Etheridge Shire Planning Scheme Shire Zones and Precincts	<insert gazettal date>
ZM-2	Etheridge Shire Planning Scheme Georgetown Zones and Precincts	<insert gazettal date>
ZM-3	Etheridge Shire Planning Scheme Mount Surprise Zones and Precincts	<insert gazettal date>
ZM-4	Etheridge Shire Planning Scheme Forsyth Zones and Precincts	<insert gazettal date>
ZM-5	Etheridge Shire Planning Scheme Einasleigh Zones and Precincts	<insert gazettal date>
FH-1	Etheridge Shire Planning Scheme Queensland Floodplain Assessment Overlay	<insert gazettal date>
FH-2	Etheridge Shire Planning Scheme Georgetown Flood Hazard	<insert gazettal date>
FH-3	Etheridge Shire Planning Scheme Mount Surprise Flood Hazard	<insert gazettal date>
FH-4	Etheridge Shire Planning Scheme Forsyth Flood Hazard	<insert gazettal date>
FH-5	Etheridge Shire Planning Scheme Einasleigh Flood Hazard	<insert gazettal date>
PM-1	Etheridge Shire Planning Scheme Areas of Cultural Significance	<insert gazettal date>

SC2.2 Online Mapping Resources

The table below lists relevant State Government maps applicable to the planning scheme area.

Table SC2.2.1 Online Mapping Resources

SPP Mapping		
State Interest	SPP Theme	Map Layer
Economic Growth	Agriculture	Important agricultural areas Agricultural land classification – class A and B Stock route network
Environment and Heritage	Biodiversity	Matters of State Environmental Significance (MSES)
	Cultural Heritage	State heritage place
Infrastructure	State Transport Infrastructure	State-controlled road Railway corridor
	Energy and Water Supply	Major electricity infrastructure (Ergon) Electricity substation (Ergon)
	Strategic Airports and Aviation Facilities	Aviation facility Editor's Note: There is only one in Etheridge Shire and it is located on the southern border of the shire at Cheviot Hills
Safety and Resilience to Hazards	Natural Hazards Risk and Resilience	Bushfire prone area Flood hazard area – Level 1 – Queensland floodplain assessment overlay Flood hazard area – Local government flood mapping area
Other Mapping		
MinesOnlineMaps (Department of Natural Resources, Mines and Energy)		
Transport Noise Corridors (TNC) (SPP Mapping, Information Purposes, Transport infrastructure)		

Schedule 3—Etheridge Heritage Places

This schedule helps to identify and protect the history and heritage of Etheridge Shire for future generations and includes state and local heritage places. Part 11 of the *Queensland Heritage Act 1992* requires local governments to either identify places of cultural heritage significance in their planning scheme or on a local heritage register.


State heritage places are managed and assessed by the state under the *Queensland Heritage Act 1992*. Development proposed on state heritage places may still require a planning approval from council.




Local heritage places not only provide a sense of identity for the local community but reflect the unique history of Etheridge Shire. The places listed below have been included in the planning scheme as they reflect the important historical themes of the shire. Development impacting local heritage places is assessable by council.




The significance of identified local heritage places was assessed using the following recognised heritage criteria:



- (a) The place is important in demonstrating the evolution or pattern of the shire's history.
- (b) The place demonstrates rare, uncommon or endangered aspects of the shire's cultural heritage.
- (c) The place has potential to yield information that will contribute to the knowledge and understanding of the shire's history.
- (d) The place is important in demonstrating the principal characteristics of a particular class or classes of cultural places.
- (e) The place is important to the shire because of its aesthetic significance.
- (f) The place is important in demonstrating a high degree of creative or technical achievement at a particular period.
- (g) The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.
- (h) The place has a special association with the life or work of a particular person, group or organisation of importance in the shire's history.


Table SC3.1 – Local Heritage Places



Place Name	Location / Real Property Description	Heritage criteria	Statement of historical significance
Georgetown			
Georgetown Shire Hall	45 St George Street Georgetown 904/G1884 	(a) (g)	The Einasleigh Divisional Board, which included the Georgetown district, was formed in 1879 and became the Einasleigh Shire Council in 1903. In July 1907, the Einasleigh Shire Council was granted a loan of £1300 for the erection of a hall at Georgetown. The new shire hall, which cost over £1700 was officially opened on 9 October 1908 with a grand ball. In 1919, the name of the district was changed to Etheridge Shire and the hall became known as the Etheridge Shire Hall. The building has undergone several renovations over the years and once served as the Etheridge Shire Council office.


Place Name	Location / Real Property Description	Heritage criteria	Statement of historical significance
Old general store	47 St George Street Georgetown 903/G1884 	(a)	<p>The old general store was likely built around 1899-1890 and is one of the earliest surviving commercial premises in Georgetown's main street.</p> <p>In the mid-1920s the store was converted to a bakery shop for people attending functions at the Shire Hall. Later it became a museum for a short time.</p>
Old pharmacy	47 St George Street Georgetown 902/G1884 	(a)	<p>This old store is one of the earliest surviving commercial premises in Georgetown's main street (thought to be constructed sometime in the 1880s).</p> <p>The land was first acquired by local surgeon Charles Edward Sharpe in September 1882. Local chemist Thomas Parker bought the land in 1888. In March 1890, The Queenslander reports a chemist's shop operating in Georgetown.</p> <p>It is likely the building was utilised as a chemist shop until the 1940s. Wilfred Bedser, of the nearby cattle station "Prestwood" bought the land in the 1960s. It has been reported the store became a saddler's shop during this time. The land changed hands a number of times and is now a private residence.</p>
Historic telegraph pole	On the footpath at 34 St George Street (Opposite old pharmacy) Georgetown 32/G1884 	(a)	<p>A historic telegraph pole, likely dating to 1871, is located opposite the old pharmacy building along St George Street. A telegraph station was opened at Georgetown in October 1871, as part of the line running from Cardwell to the Norman River. The telegraph pole is important in demonstrating the evolution of telegraph services in Far North Queensland and the development of Georgetown in the late 1800s.</p>


Place Name	Location / Real Property Description	Heritage criteria	Statement of historical significance
Savannah House	49 St George Street Georgetown 901/G1884 	(a)	<p>The building likely dates to the early 1890s. It was built as a residence and office for the mining warden and was later used as the clerk of courts residence until 1980. It is now privately owned.</p> <p>Savannah House is important in demonstrating the evolution or pattern of Etheridge Shire's history.</p>
Georgetown Anglican Church (St. Michael's and All Angels Church)	St George Street Georgetown 802-803/G1884 	(a) (g)	<p>The first Anglican Church opened in Georgetown in 1888 was completely destroyed by a cyclone in November 1914.</p> <p>This church was constructed in 1938 and demonstrates the commitment of the local community to provide places of worship. The bell was originally from the Catholic Church in Croydon.</p> <p>The church has continually served the community since then.</p>
Georgetown Masonic Temple (Sir William Wallace Lodge No 64)	5 Cumberland Street Georgetown 6/GB95 	(a) (g)	<p>The Georgetown Masonic Temple was originally built as the Croydon Methodist Church in the late 1880s. The Croydon Masonic lodge was formed in late 1888 and began using the church. A cyclone destroyed their temple in December 1935.</p> <p>In 1939, the District Grand Lodge decided the lodge would be more successful if it relocated to Georgetown. Thus, in 1940, the Croydon Methodist Church Hall was purchased, moved to Georgetown and erected on its present site as Sir William Wallace Lode No. 64. The first meetings in the hall were held in 1942.</p> <p>The building is an example of the practice of relocating buildings where the need arose, common in rural Queensland.</p>
Georgetown Catholic Church (St. Patrick's Catholic Church)	26 High Street Georgetown 402/G1884	(a) (g)	<p>Georgetown's first Catholic Church was a weatherboard building erected in 1873; however, it fell into disrepair and was destroyed by a cyclone in the 1880s. Fundraising for a church building started in 1911, led by the ladies' committee.</p> <p>The foundation stone for the present St Patrick's Catholic Church was laid on 17 March 1912 by Bishop Murray and</p>


Place Name	Location / Real Property Description	Heritage criteria	Statement of historical significance
			<p>tenders for the erection of the church building were called soon after. St Patrick's Catholic Church was dedicated on 19 January 1913.</p> <p>Since construction, the church's Gothic windows have been removed and a unit has been added at the rear of the building for the resident priest.</p>
Georgetown Police Station	<p>10 High Street Georgetown 3/CP899013</p> 	(a) (g)	<p>The Georgetown Police Station demonstrates the growth of Georgetown, where there has been a police presence since the 1870s. Originally including an office, quarters for police, and two cells detached from the main building, it has been an important part of the community since its construction in 1907. The building has been used continually by the local police for over 100 years.</p> <p>Ewamian people have a special association with the Georgetown Police Station where Aboriginal people, including Ewamian, worked as Police Trackers.</p>
Nugent's Battery	<p>Green's Park, St George Street (corner North Street) Georgetown 21/G1885</p>	(a)	<p>In early 1938, Edward Thaddeus Green, Nugent and party erected a 5-head battery in Georgetown to treat public ore. Nugent's battery was one of the last operating on the early field, crushing ore from the Nugent brothers' Golden Horseshoe Mine. Ore from the International mine was also crushed at Nugent's battery. By November 1938, Nugent's battery at Georgetown had treated 138 tons of ore.</p> <p>It is not known when the battery closed, although the Golden Horseshoe lease operated from 1936 to 1940. The park has been established around the battery as a reminder of Georgetown's importance as the centre of the Etheridge Goldfield.</p>
Georgetown Cemetery	<p>Northern end of St George Street Georgetown 20/C8131</p>	(a) (c) (g)	<p>The Georgetown Cemetery demonstrates the pattern of European settlement of the Etheridge district, being the resting place for some of its earliest residents. Legible inscriptions on cast-iron monuments date back to 1873.</p> <p>Ewamian people have a special association with the Georgetown cemetery as a Ewamian person is</p>


Place Name	Location / Real Property Description	Heritage criteria	Statement of historical significance
			buried here. The Ewamian burial is outside the fence.
Cumberland Chimney	21 km west of Georgetown on the Gulf Development Road Georgetown 1/MPH22837		<p>The Cumberland Chimney is the only such chimney surviving in the Georgetown district.</p> <p>By 1875, the mine had established a reputation as one of the best gold producers on the Etheridge field. The town of Cumberland was surveyed in June 1882 to serve the mine and battery. Throughout the 1880s, the mine continued to be the richest producer on the Etheridge field.</p> <p>By 1887, the township had a post office, police barracks, four hotels, a branch of the Queensland National Bank, three stores, butcher, cordial factory, and a population of 150. The remnant brick chimney was likely built in the late 1880s to carry smoke from large boilers driving batteries of stampers crushing gold-bearing rock.</p> <p>A tramway was built in 1891 to transport ore from the Cumberland mine through the township to the battery. The remanent earth formation of the tramway is still evident in the town site.</p>
Georgetown Historic Aboriginal Cemetery	Approximately 1km north-west of township Georgetown 8/SP217473	(g)	<p>The Georgetown Historic Aboriginal Cemetery is an important Ewamian heritage place in the Etheridge Shire. The cemetery has an allocated land parcel (8/SP217473), however Ewamian people may also be buried outside this boundary.</p> <p>There are also other Ewamian burial areas near the Georgetown Aboriginal Reserve and surrounding areas as identified on map PM-1 – Areas of Cultural Significance.</p>
Forsayth			
Forsayth cemetery	Forsayth Cemetery Road 5/GB35 	(a) (g)	<p>The Forsayth Cemetery demonstrates the pattern of European settlement of the district as the principal resting place for Forsayth residents from the 1920s. During the 1910s, the cemetery at the abandoned settlement of Charleston (Old Charleston Cemetery) continued to be used.</p> <p>The site is important to the local community and for the descendants of those who established the town and district.</p>

Place Name	Location / Real Property Description	Heritage criteria	Statement of historical significance
Forsayth Police Station	Fourth St (adjacent to rail corridor) 4/GB12	(a) (g)	<p>The Forsayth Police Station demonstrates the development of Forsayth during the 1910s, following the town's relocation from Charleston with the arrival of the new rail link in 1910.</p> <p>The station has been an important part of the community since its construction in 1912; having been used continually by the local police for over 100 years.</p> <p>Ewamian people have a special association with the Forsayth Police Station where Aboriginal people, including Ewamian, worked as Police Trackers</p>
The Old Forsayth Lockup	First St (adjacent to rail corridor) 19/SP134360 	(a) (g)	<p>The old Forsayth gaol cells are small buildings in the back paddock of Forsayth Police Station in the township of Forsayth. It is unknown when use of the cells was discontinued.</p> <p>The police cells were gifted to the Etheridge Shire Council and restored in 2016 and transformed into a small museum and renamed the Old Forsayth Lockup.</p>
Forsayth Hospital	Third Street (near the corner of Third and Eighth Streets) 26/MPH2250 	(a)	<p>The Forsayth Hospital, erected in 1938, contained a single bed ward, clinic areas, and quarters for a resident nurse, replacing the original Forsayth hospital on the outskirts of town. The hospital has been upgraded over time to suit the needs of the local community and was reconfigured in 2014 to include two more consult rooms and a separate resuscitation area. It is unclear whether any of the original internal fabric remains.</p> <p>The hospital is important in demonstrating the pattern of development in the district and the provision of health services in Queensland.</p>
Old Charleston Cemetery	Off Charleston Cemetery Road 14/GB105	(a) (c) (g)	<p>The cemetery served the original Charleston township from the 1870s until the 1920s following the whole town being moved across the Delaney River in 1910 and eventually renamed Forsayth.</p> <p>The old cemetery is the only surviving structure of the original township. It contains 20 marked graves including seven with headstones. The earliest</p>

Place Name	Location / Real Property Description	Heritage criteria	Statement of historical significance
			<p>headstone is that of Susannah O'Brien, who died in April 1875.</p> <p>The site has the potential to reveal information about early burial practices in Far North Queensland and is important to the local community and for the descendants of those who established the town and district.</p>
St Augustine of Canterbury Church	<p>Corner of Third and Fourth Streets Forsayth 5/MPH22949</p> 	(a) (g)	<p>St Augustine's church was built in 1940. It underwent renovations (including re-cladding) in 1989 and was re-dedicated at this time.</p> <p>The church is used by all denominations.</p>
Einasseigh			
Einasseigh Cemetery	Cemetery Road 42/SP159901	(a) (g)	<p>The Einasseigh Cemetery was gazetted in 1913. It is likely the cemetery served the town following the establishment of the railway line in 1909-1910.</p> <p>The cemetery remains in use and a small columbarium has been added in recent years bearing plaques dating from 1989. The town of Einasseigh was first surveyed in 1890 – it is unclear whether any earlier burials remain at the cemetery or elsewhere.</p> <p>Ewamian people have a special association with the Einasseigh cemetery as Ewamian people are thought to have been buried there in 1914 and 1930.</p>
Old Einasseigh Police Station (Dyas Homestead)	Baroota Street, Einasseigh 700/E5081	(a)	<p>At the turn of last century, the residents of the township of Einasseigh wrote a letter to the Minister for Mines in Brisbane claiming that thieving was rife within the town, and the drunken antics of Saturday and Sunday nights at the local hotel were unbearable without police protection. This led to the establishment of the former Einasseigh Police Station building in July of 1906.</p>

Place Name	Location / Real Property Description	Heritage criteria	Statement of historical significance
			<p>Ewamian people have a special association with the Old Einasleigh Police Station where Aboriginal people, including Ewamian, worked as Police Trackers.</p> <p>After years of use the building is now named Dyas Homestead after the late Sub-Inspector George Dyas and is used as a police welfare house.</p>
Mount Surprise			
Mount Surprise Old Telegraph Office	Gulf Developmental Road 1/TE2	(a)	Built around 1870-1871 at Junction Creek and subsequently moved to Mount Surprise.
Mount Surprise Cemetery	Gulf Developmental Road Adj 5/SP252513	(a) (g)	Mount Surprise Memorial Cemetery comprises a small area bounded by a circle of rocks. It contains only two marked graves together with a plaque listing the names of others believed to have been buried in the unmarked graves at this location.
Other			
Kidston Cemetery	68km south-east of Forsayth, Access by the Gregory Development Road (2km from Kidston township) 1/PY4	(a) (g)	A cemetery reserve of 3 acres, 2 roods and 16 perches was gazetted at Kingston in 1919. The cemetery contains 25 identifiable graves, including 10 with headstones. The earliest headstone marks the grave of John Joseph Hall, who died on 28 January 1917. The latest headstone marks the grave of Theodore Lindner, who died in 1939.
Castleton Battery, Township & Big Reef Mine – Gold (remnants)	<p>5km south of Forsayth on the Southern side of the Goldsmith Creek Road & on western bank of Woolpack Ck. 13/GB101</p> 	(a) (c)	<p>The Big Reef Mine was discovered in the early 1870s, following Richard Daintree's 1869 report of a gold rush to the Gilbert River. A town was surveyed for the Mines Department in August 1890 to serve the Big Reef mine as there was a population of 80 by 1888. The settlement was named Castleton after the nearby prominent and massive castle-shaped rock which incorporated the main reef.</p> <p>The settlement supported three hotels, a butcher, a bakery and two stores. Its population, including Chinese market gardeners, grew to a peak of around 130 in 1894. A postal receiving office operated from 1888 until 1914.</p> <p>In 1893 the Big Reef Gold Mining Company went into liquidation due to extravagant management and poor returns. Many miners moved on to Croydon and Charters Towers. Carl Karius, who stayed on, purchased the</p>

Place Name	Location / Real Property Description	Heritage criteria	Statement of historical significance
			<p>mine and battery cheaply and did well until the early 1900s. In 1910 the Chillagoe Company purchased the Big Reef as one of its Forsayth group of mines, but the mine was closed in 1915.</p> <p>The battery continued to crush odd parcels of ore for neighbouring mines. Until 1923, gold was obtained from cyanide treatment of the main dumps. Brick engine mounts still survive at the battery site. Remnant foundations may be scattered across the site. The dam also survives.</p>
<p>Havelock Mill & Tramway Formation - Gold – Copper (remnants)</p>	<p>Goldsmith Road 2km south of Forsayth and above the east bank of Havelock Creek.</p> <p>34/AP11612</p>  <p><i>Etheridge Rail Tramway</i></p>	<p>(a) (c)</p>	<p>It is unclear if any structures survive. The Havelock battery was originally known as the Sir Henry Havelock and was first worked in 1878.</p> <p>A central ore treatment mill for the group was erected on the hill above the Havelock mine in 1912 and a tramway was constructed to link the mill with the railway at Forsayth.</p> <p>The erection of a new battery was delayed in 1911 because of strikes in both England and Australia. In 1912 the powerhouse with a 35m chimney was completed and stonebreakers, ore bins, tube and roller mills and agitators were being constructed.</p> <p>Too much capital was spent on surface equipment and not enough on mine development and in 1915, the powerhouse plant was relocated to the company's newly opened Mount Mulligan colliery. The battery continued operating sporadically until the 1920s. It was reopened in the 1930s and was the only mine still operating on the Forsayth field by the 1940s. It closed in 1950.</p> <p>Ewamian people have a special association with the Havelock Mine area where there was an Aboriginal camp. In 1919, two Aboriginal people were buried at the Havelock Aboriginal Camp.</p>
<p>Dry Hash Mine & Battery - Gold, Silver, Lead (remnants)</p>	<p>7km North-west of Forsayth on a western bank of the Delaney River.</p> <p>5306/SP201262</p>	<p>(a) (c)</p>	<p>Production from the Dry Hash Reef commenced around 1900, but the reef was probably worked on a small scale before this. Between 1932 and 1940, the mine produced smelted ore, gold and silver, lead and copper. The mine was then considered to be worked out.</p>

Place Name	Location / Real Property Description	Heritage criteria	Statement of historical significance
Nil Desperandum Mine, Tramway (remnants)	2km north of Forsayth on the east bank of the Delaney River, Charleston Town 5/C4521 	(a) (c)	<p>The Nil Desperandum Mine, tramway and Charleston Township are significant in Queensland's history for demonstrating the development of a settlement complex around a mine site from 1871 to 1914 on the Etheridge goldfield.</p> <p>The gold-bearing reef was discovered in 1871 by Finnigan and was originally known as Finnigan's Camp. From 1892, a considerable amount of new machinery was installed at the Nil Desperandum. In 1907, the Chillagoe Company purchased the "Charleston group" and a subsidiary company, the Etheridge Gold Mines Limited, was formed to work the mines in 1910. The Chillagoe Company connected the Nil Desperandum mine to the railway. The mine presumably closed when the Chillagoe smelters closed in 1914.</p>
Percyville township batteries – Gold (remnants)	50km south of Forsayth	(a) (c)	<p>Total production from 1912 to 1917 on the Percyville Goldfield was 2,080 tonnes of ore, which yielded 150kg (3,950 oz) gold, 400kg (10,334 oz) silver, and 90 tonnes copper; 13 tonnes of lead were won in 1912.</p> <p>In May 1920, the Government Geologist, Dr Harold Ingemann Jensen, recommended that a modern battery be constructed at Kidston. By September the Union Battery at Percyville was being dismantled and the machinery moved to Kidston, while other machinery was obtained from the Big Reef (Castleton).</p>
Mosquito Creek Smelter - Silver, Lead (remnants)	15km south-west of Forsayth, access by way of the Forsayth - North Head Homestead Road. 4965/PH960	(a) (c)	<p>The first mining activity at Mosquito Creek likely dates to the late 1880s. By 1907, several silver-lead mines were worked on the Mosquito Creek lode. In 1908, the Mosquito Creek (Queensland) Prospecting Company was formed. By 1912, the Southern Cross mine had about 1000 tons of silver-lead ore opened up and regular parcels of ore were sent to the Mosquito Creek Smelter. It is not known exactly when the smelter was built or by whom, but likely predates the activities of the Chillagoe Company at Mosquito Creek.</p>
Hall's Battery – Gold (remnants)	50km South-east of Forsayth. 5173/PH807	(a) (c)	<p>Local information indicates that the five-head battery was erected on the Percy River just west of Percyville Township in 1936. The owner was Bill Hall who lived in the abandoned Percyville police lock-up.</p>

Place Name	Location / Real Property Description	Heritage criteria	Statement of historical significance
Gilberton Township Batteries - Gold	75km south of Forsayth on the Einasleigh - Gilberton Road. 2/VR7		<p>Gilberton was the first township on the Etheridge Goldfield after Richard Daintree found gold on the Gilbert River in 1869. By 1869, the township of Gilberton had a number of stores. In 1870, the population was increasing steadily due to the arrival of Chinese workers.</p> <p>The Commissioner's Hill diggings were among the first worked at Gilberton. The Commissioner's, Armageddon and Artemus Ward Reefs had their first crushing's in 1871. By 1871, there were at least six lines of reef on Commissioner's Hill. The town survived until 1873 when the Palmer River rush and clashes with local Aboriginal people caused a mass exodus and abandonment of the town.</p> <p>Clashes between Ewamian, Chinese and Europeans were common from the earliest settlement of Gilberton. Ewamian people led raids for nearly 10 years on lone travellers and Chinese miners in the Gilbert district. On 21 November 1873, Aboriginal people systemically attacked buildings in Gilberton, causing the remaining miners to abandon Gilberton as well as nearby Six Mile, Eight Mile, Twelve Mile, Percyville and Mount Hogan (Hooper, C. 1995, Angor to Zillmanton p59).</p> <p>By 1878 European and Chinese miners were returning. By 1880, Gilberton had several pubs and stores, Chinese gardens and a police office. In 1883 the town was re-established with three hotels, four Chinese stores and a butcher.</p> <p>In 1891 there was a revival with two hotels, two stores, a butcher shop and the crushing mill re-commissioned. Between 30 and 100 men were fossicking in 1900. In 1909 the town was deserted for the Oaks Goldfield rush. In 1917 the industry of Gilberton was consisting of unsuccessful fossicking, a couple of mines and cyanide works.</p> <p>The stone fort (hut) has been restored and still exists on site.</p>

Table SC3.2 – State Heritage Places

Queensland heritage register number	Place Name	Address
602586	Einasleigh Copper Mine and Smelter	Daintree Road, Einasleigh
602331	Einasleigh Hotel	Daintree Street, Einasleigh
600505	Station Master's Residence, Einasleigh (former)	Railway Reserve, Einasleigh
601921	Mount Moran Battery	New Woolgar Road, Forsayth
600507	Station Master's Residence, Forsayth (former)	Fourth Street, Forsayth
601628	Antbed House	South Street, Georgetown
602245	Aspasia Mine and Battery	Gulf Development Road, Georgetown
601856	Ortona Mine and Battery	Forsyth – Agate Creek – Ortona (Iona) Station Road, Georgetown
601855	Joseph Morris Mine	Georgetown Mining District, Gilberton
600506	Kidston State Battery and Township	Georgetown Mining District, Kidston
602259	No.53 RDF Station	Gulf Developmental Road, Mount Surprise
602232	Quartz Hill Coach Change Station Site and Cemetery	Via Mount Surprise, Mount Surprise
601637	Etheridge Railway	Railway stations at Mount Surprise, Einasleigh and Forsayth, and railway reserve between Mount Surprise and Forsayth, including siding at Wirra Wirra, Forsayth

Note: The above list was current at the time of the gazettal of this planning scheme. State heritage places are listed in the Queensland Heritage Register and are also mapped on SPP Mapping - Environment and Heritage - Cultural Heritage. Development on State heritage places is assessable by the State Government. For further information see the [Department of Environment and Science website](#).

Schedule 4—Aboriginal Cultural Significance Planning Scheme Policy

SC4.1 Purpose

The purpose of this policy is to support the planning scheme by acknowledging the traditional owners of the land within Etheridge Shire, and by providing guidance on the protection of areas, places and objects of Aboriginal cultural significance. The policy is to ensure new uses, developments and works do not adversely impact sites and features of Aboriginal cultural heritage and archaeological significance.

SC4.2 Background

Aboriginal People have had for many thousands of years, and continue to have, an intrinsic connection to country in Etheridge Shire. The traditional owners of the majority of land within the shire are the Ewamian People, who have determined Native Title rights over large areas of land within the shire.

The Tagalaka, Gudu Badhun and Wakaman Peoples also have some determined Native Title rights and other connections to country within Etheridge Shire. The Tagalaka People have determined Native Title rights over a western portion of the shire; the Gugu Badhun People have determined Native Title rights over a small portion of land in the east of the shire; and the Wakaman People have a registered Native Title claim which slimly overlaps into a northern fragment of the shire.

Both the Ewamian Tatampi Puranga Aboriginal Corporation RNTBC (Registered Native Title Body Corporate) and the Ewamian Aboriginal Corporation represent the Ewamian People, who have an established vision for their country and culture, that being: sustainable economic, cultural, community and environmental outcomes for Ewamian people and country. The Tagalaka People are represented by the Tagalaka Aboriginal Corporation RNTBC who also have a strong and optimistic vision for their country and culture; healthy country is a key principle for engagement with the Tagalaka People. The Gugu Badhun Aboriginal Corporation RNTBC who represent Gugu Badhun People also have a vision for their people and aims to enable protection, maintenance, care and development of community, culture and country. The Wakaman people are similarly passionate about the protection and care of their country and culture and are currently seeking a determination of their Native Title through the Federal Court.

All the traditional owner groups with country in Etheridge Shire have a strong cultural connection to the land and many places of cultural significance exist within the shire.

SC4.3 Consultation

Consultation with the relevant Aboriginal party for an area is necessary if there is a high risk that the activity may harm Aboriginal cultural heritage. The views of the Aboriginal party for an area are key in assessing and managing any activity likely to excavate, relocate, remove or harm Aboriginal cultural heritage. Section 4.7 at the end of this policy provides contact details for the Ewamian, Tagalaka, Gugu Badhun and Wakaman Peoples.

Where an activity involves no surface disturbance of an area, or is proposed in a developed area or an area previously subject to significant ground disturbance, it is generally unlikely that the activity will harm Aboriginal cultural heritage. Where an activity causes no additional surface disturbance of an area it is also generally unlikely that the activity will harm Aboriginal cultural heritage or could cause additional harm to Aboriginal cultural heritage to that which has already occurred (e.g. grazing cattle or growing crops on land already used for that purpose, the use and maintenance of existing services and facilities).

Activities causing significant additional ground surface disturbance pose a risk to Aboriginal cultural heritage. Where it is proposed to undertake activities causing additional surface disturbance to features likely to have cultural heritage significance then advice may need to be sought from the Aboriginal party as to:

- whether the feature constitutes Aboriginal cultural heritage; and

- if it does, agreement as to how best the activity may be managed to avoid or minimise harm to any Aboriginal cultural heritage.

If at any time during the any activity it is necessary to remove, relocate or harm a Cultural Heritage Find the activity should cease immediately, and consultation occur with the Aboriginal Party as to how best manage the activity from there on in.

Ask First – A guide to respecting Indigenous heritage places and values, provides a practical guide to consulting and negotiating with Aboriginal People about their cultural heritage. Available from the Australian Heritage Commission website: <http://www.environment.gov.au/heritage/ahc/publications/ask-first-guide-respecting-indigenousheritage-places-and-values>

SC4.4 Relationship to planning scheme

The *Planning Act 2016* stipulates the consideration of Aboriginal Peoples' knowledge, culture and tradition as an integral part of advancing the purpose of the Act. Advancing the purpose of the *Planning Act 2016* includes 'valuing, protecting and promoting Aboriginal knowledge, culture and tradition' (s.5(2)(d)).

Planning schemes must value and recognise the importance of Aboriginal People's intrinsic connection to their land. The Etheridge Shire Planning Scheme does this in several ways and includes provisions in the strategic framework, information in the general development code, historical information in Table SC3.1 – Local Heritage Places, an Aboriginal cultural significance planning scheme policy and a map identifying an area of significance on the outskirts of Georgetown (PM-1 Areas of Cultural Significance).

The rights of determined native title holders on designated Aboriginal reserve land are supported and not compromised by the planning scheme. On designated Aboriginal reserve or freehold land in rural areas, planning scheme approvals are not required for carrying out traditional activities or undertaking cultural uses of the land (such as an outstation).

In regard to the map, PM-1 Areas of Cultural Significance, it is important to note that there are many more areas and sites of Aboriginal cultural significance that have not been identified in the planning scheme. All places of Aboriginal cultural heritage are protected under the *Aboriginal Cultural Heritage Act 2003* whether or not they are mapped in the planning scheme. The planning scheme map only identifies a few land parcels on the outskirts of Georgetown known as containing sites of cultural significance.

Developers and land users must discharge their duty of care under the *Aboriginal Cultural Heritage Act 2003*, particularly where development is proposed which would involve surface disturbance beyond that which has already occurred. They must also adhere to the provisions in the planning scheme, which further support the need for anyone carrying out a land-use activity to avoid impacts on Aboriginal cultural heritage.

There is also an obligation for developers and land users to comply with all the requirements of the *Native Title Act 1993*. The *Native Title Act 1993* sets out processes for when and how to engage with traditional owners about works proposed over their land and waters; and provides direction on the ability for traditional owners to exercise their rights.

SC4.5 Duty of care

Section 23(1) of the *Aboriginal Cultural Heritage Act 2003* requires that a person who carries out an activity must take all reasonable and practical measures to ensure the activity does not harm Aboriginal heritage (the 'cultural heritage duty of care').

The duty of care applies to any activity where Aboriginal cultural heritage is located. This includes cultural heritage located on freehold land, regardless of whether it has or has not been identified or recorded in a database. A cultural heritage database and cultural heritage register have been established and are administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). The

database is not publicly available, however land users and developers can request information from DATSIP to help satisfy their duty of care.

The cultural heritage duty of care can be met by acting:

- under an approved Cultural Heritage Management Plan (CHMP);
- under a native title agreement or another agreement with an Aboriginal party that addresses cultural heritage;
- in compliance with native title protection conditions, but only if the conditions address cultural heritage;
- in compliance with gazetted cultural heritage duty of care guidelines.

An activity is taken to have complied with the cultural heritage duty of care if the activity is necessary because of an emergency such as a natural disaster.

SC4.6 Duty of care guidelines

Guidelines have been developed to assist land users in assessing reasonable and practicable measures for meeting the cultural heritage duty of care. Land users should consult the duty of care guidelines before undertaking a land-use activity.

The guidelines recognise that

- some activities are unlikely to harm Aboriginal cultural heritage;
- the nature and extent of past land uses in an area may mean that any further activity in the area is unlikely to harm Aboriginal cultural heritage.

However, land users should exercise greater caution before proceeding with an activity in circumstances where the nature and extent of the past land use of an area may not have impacted on the continued presence of Aboriginal cultural heritage.

SC4.7 Contacts and key resources

The cultural heritage duty of care guidelines can be accessed via the Department of Aboriginal and Torres Strait Islander Partnerships website www.datsip.qld.gov.au

Further information about native title can be found at www.nntt.gov.au

Enquiries with regards to the cultural heritage database contact the Site Registrar on telephone 1300 378 401 or email cultural.heritage@datsip.qld.gov

The Ewamian Tatampi Parunga Aboriginal Corporation and Ewamian Aboriginal Corporation can be contacted by telephone on (07) 4092 2555, by mail PO Box 1535 Mareeba QLD 4880, by emailing sharon@ewamian.com.au or via their website <https://www.ewamian.com.au/>

The Tagalaka Aboriginal Corporation (TAC) can be contacted by emailing tagalakcontact@gmail.com or by the emailing the chairman of TAC at chairtagalaka@yahoo.com

The Gugu Badhun Aboriginal Corporation (GBAC) can be contacted by emailing coordinator@gbac-mtbc.org.au

The Wakaman People can be contacted via the North Queensland Land Council on telephone (freecall) 1800 814 779 or by emailing pbcsupport@nqlc.com.au