

Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the Town plan and forms the basis for ensuring appropriate development occurs in the Town plan area for the life of the Town plan.
- (2) For the purpose of describing the policy direction for the Town plan, the strategic framework is structured in the following way:
 - (a) the strategic intent;
 - (b) the following five themes that collectively represent the policy intent of the scheme:
 - (i) a New World for economic development and tourism;
 - (ii) a New World for living, growing and aging in our communities;
 - (iii) a New World of sustainable infrastructure and services for our communities;
 - (iv) a New World protecting our heritage and natural resources; and
 - (v) a New World which is resilient to natural and other hazards.
 - (c) the strategic theme outcomes proposed for development in the Town plan area for each theme;
 - (d) the element(s) that refine and further describe the strategic theme outcome(s);
 - (e) the specific outcomes sought for each element; and
 - (f) the land-use strategies for achieving these outcomes.
- (3) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the Town plan.

Editor's note—The strategic framework is taken to be the strategic outcomes for the purpose of section 16(1)(a) of the Act.

3.2 Strategic intent

3.2.1 Overview

- (1) The Charters Towers Region is greater in size than Tasmania. Within this large area is a diverse array of land uses and activities influenced by geographic, climatic and economic conditions.
- (2) The region is located in an area of strategic significance acting as a 'cyclone resilient' economic gateway between western Queensland and large coastal urban communities via major road and rail networks.
- (3) The city of Charters Towers and Ravenswood were first established through the discovery of vast gold deposits in the late nineteenth century. This resulted in Charters Towers experiencing a gold rush boom driving major population and economic growth resulting in Charters Towers being known at the time as, 'The World'. A legacy of this prominent period are the numerous historic buildings and features throughout the town that celebrate and show the local cultural heritage of the past.
- (4) Today gold mining¹ remains one of the major economic drivers with the Charters Towers region containing some of the largest gold deposits in Australia.
- (5) The region has also experienced other periods of growth, such as the industrialised gold mining of the early 20th century and the influx of service personnel during World War II which have contributed to the establishment of settlements and infrastructure which support the contemporary social and economic prosperity of the region.

¹ Mineral or gas exploration and extraction activities and associated authorised activities are not regulated by the Charters Towers Regional Town Plan. These activities are regulated by the Queensland Government under a range of State legislation including the *Mineral Resources Act 1989* and the *State Development and Public Works Organisation Act 1971*.

- (6) The region today is an agricultural powerhouse and is internationally recognised in the cattle industry. The H.M. Clarke Saleyards (Dalrymple Saleyards) is a regionally significant infrastructure facility supporting the region's cattle industry.
- (7) Cropping and other rural industries occur extensively throughout the region's productive lands along with broad hectare grazing.
- (8) Agricultural and grazing activities are influenced by access to water and climatic conditions resulting in innovative primary production activities and associated industries. The Burdekin River and its tributaries is vital 'natural infrastructure' supporting existing and future agriculture and associated activities.
- (9) The Charters Towers urban area has evolved into a major inter-regional education and health care hub servicing a large catchment of north and north-west Queensland. There are three boarding (primary and secondary) and primary schools, a State high school and school of distance education that provide educational services to residents in town and to children from rural areas. The Charters Towers hospital offers a variety of in and outpatient health care and emergency services.
- (10) Building on its locational attributes and access to major transport infrastructure, the Charters Towers urban area supports a thriving industry sector through significant industrial land supplies with diverse lot sizes and varying standards of infrastructure service.
- (11) Townships such as Pentland and Greenvale and localities including Hervey Range and Belyando Crossing are located along the Flinders Highway, Gregory Developmental Road and Hervey Range Road. These function as important focal points for rural communities and cater for passing tourists and road freight.
- (12) The Charters Towers urban area and its surrounding townships and localities are renowned for a relaxed county lifestyle and rural character, ideal for the lifestyle needs of families and retirees. There is a range of community, recreation and entertainment facilities that promote community wellbeing. This is symbolised through events such as the Goldfield Ashes which is the largest amateur cricket carnival in the southern hemisphere.
- (13) The Charters Towers region features many areas of natural and environmental value through numerous national parks along with part of the southern fringe of the Wet Tropics World Heritage Area in the Paluma Range National Park. These areas are popular tourist destinations including camping on the banks of Fletcher Creek.
- (14) Many of the region's towns and settlements are over one hundred years old demonstrating a resilience to climatic, economic and societal changes.
- (15) The region experiences levels of climatic variations that influence the extent of natural hazards such as flooding and bushfire in rural areas.

3.2.2 The New World in 2038

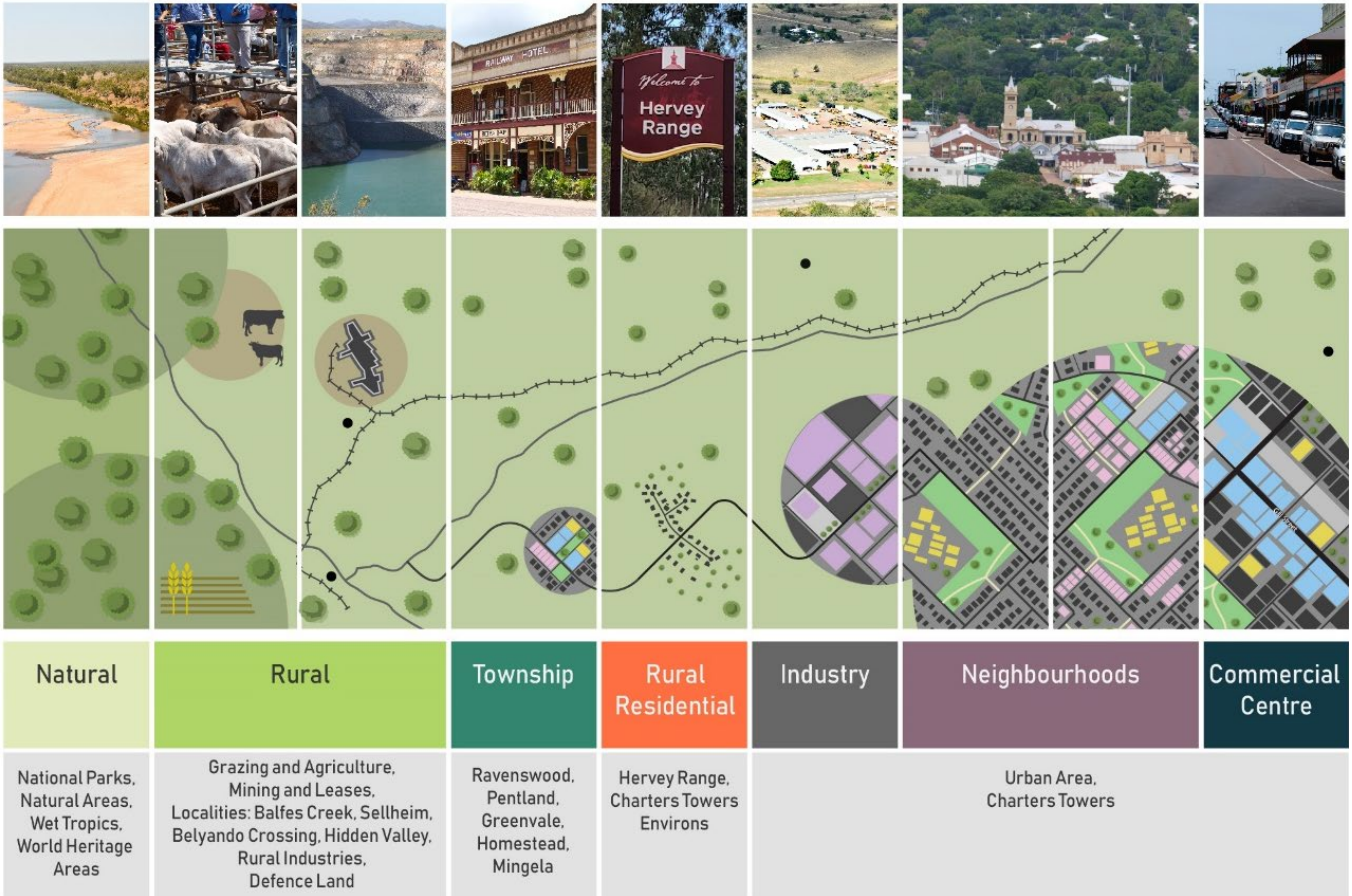
Whilst Charters Towers was often referred to as 'The World' at the height of the gold rush in the late nineteenth century, changes in economic conditions and technology in recent times has seen the region become more adaptable and progressive in the face of changing circumstances. The Town plan describes these characteristics as part of what is named, 'The New World' which looks towards the region of Charters Towers in 2038 and beyond.

- (1) The New World of Charters Towers is made up of a prosperous and engaged regional community driven by traditional industries in the gold mining and rural sectors, new economic development, innovation opportunities and tourism. This regional mosaic is underpinned by infrastructure, services and sustainable development practices.
- (2) The New World of the Charters Towers region has the following building blocks:
 - (a) a strong sense of place epitomised by an authentic country atmosphere and rewarding lifestyle;
 - (b) a network of strategically connected communities of different sizes that promote community wellbeing and regional identity;

- (c) a celebrated history demonstrated through heritage buildings, monuments and well-known sporting traditions; and
 - (d) an abundance of natural resources that is maintained through sustainable land use practices in farming, renewable energy production and other forms of innovative development.
- (3) Communities are made up of distinct and compact urban areas and townships that:
- (a) are functional, well balanced, liveable and have a high level of amenity;
 - (b) support community interaction and active lifestyles for all age groups;
 - (c) provide housing choice and affordability across all lifecycle situations including renters, first home buyers, families, retirees and people with special needs;
 - (d) have an abundance of parkland, sporting fields, public spaces and tree lined streets; and
 - (e) display a built form character that compliments historical features of the region's urban areas and townships.
- (4) The urban area of Charters Towers is a north and north-west Queensland centre for education and health care services including boarding schools, specialist training in contemporary agricultural practices and aged care facilities.
- (5) Economic development outcomes maximise the strategic locational and physical attributes of the region to service regional, national and global markets and supply chains associated with mining, agriculture, rural enterprises, logistics and distribution.
- (6) These strategic local and physical attributes include:
- (a) the multi modal transport links of the Flinders Highway, Gregory Developmental Road and Mt Isa – Townsville rail corridor that converge in proximity to the urban centre of Charters Towers and connect to the Port of Townsville and beyond;
 - (b) the Charters Towers Airport providing a range of air services and other complimentary uses as part of a larger economic development area;
 - (c) the urban area of Charters Towers acting as an urban gateway supporting major mining activities in the region and further afield in the Galilee Basin;
 - (d) relatively unconstrained land and natural resources free from severe natural hazards and constraints including cyclones;
 - (e) excellent climatic conditions supporting rural production activities and renewable energy practices such as solar farming and bioenergy production; and
 - (f) a reliable water supply from the Burdekin River and its catchment.
- (7) Entrepreneurial activities and innovation is encouraged where strategies that seek further economic diversification capitalise on the natural characteristics and competitive advantages of the region to support sustained prosperity.
- (8) The Charters Towers region is adaptable, flexible and nimble in providing materials, services, energy and data networks to support new technologies, research, innovation and emerging economic opportunities.
- (9) This ability to adapt in changing economic circumstances demonstrates the region's level of resilience to accommodate population and economic growth in its urban areas and townships.

3.2.3 Places in the New World of the Charters Towers Region

Charters Towers is a large and diverse region which contains many distinct places that are all important in creating a vibrant and prosperous region. The Charters Towers places model is a visual summary of how land use and development is acknowledged and anticipated across the region within these distinct places, as illustrated in the model below:



Places	Description	Location in the region
Natural	Natural places will remain dominated by the natural environment through mostly undisturbed natural conditions containing high biodiversity and open space values. These places are inappropriate for urban development but could accommodate small scale tourism and other compatible uses where celebrating the natural environment and impacts can be suitably managed.	Various conservation reserves, national parks and adjoining natural landscapes across the region included in the Conservation and environmental management zone: White Mountain National Park, Great Basalt Wall National Park, Dalrymple National Park, Paluma Range National Park, Girringun National Park, part of Wet Tropics World Heritage Area.
Rural	Rural places consume the largest area throughout the region and are used primarily for agriculture, grazing and complementary tourism, agribusiness and rural activities. Other activities may be found in rural places where they are in keeping with the character, amenity and natural resources of the area or are unable to be in urban areas due to scale and impacts. In some limited circumstances larger scale economic activities may be appropriate where	Large land holdings in the Rural zone which surround the region's rural residential, township and urban areas. Localities (sometimes in the Minor tourism zone) are dispersed across the rural areas such as Balfes Creek, Belyando Crossing, Sellheim and Hidden Valley.

Places	Description	Location in the region
	<p>this is not possible in urban areas. Rural places also contain small localities which provide low level community facilities, service hubs and tourist stopovers which act as a focal point for the surrounding rural and hinterland community.</p> <p>Mining and exploration activities occur in rural areas. These activities are not regulated by the Town plan but are regulated by the Queensland State Government under other legislation including the <i>Mineral Resources Act 1989</i>, the <i>Environmental Protection Act 1994</i> and the <i>State Development and Public Works Organisation Act 1971</i>.</p> <p>Integrated within the region's rural areas are extensive Defence Field Training Areas, which support the training of defence personnel for military operations.</p>	
Rural Residential	<p>Rural residential places provide for residential development on large lifestyle lots in a rural setting. The keeping of small numbers of working and companion animals and hobby farming is expected in these areas along with some small-scale tourism uses in Hervey Range.</p>	<p>Rural residential zoned land in the Charters Towers fringe and environs areas and also Hervey Range.</p>
Urban - Industry	<p>Urban – Industry places are predominantly for industrial development and major economic activity. In addition to land in the Industry zone, there is extensive land identified in the Industry investigation zone to accommodate the future industrial growth needs of the region. These places have varying lot sizes and standards of infrastructure service consistent with their location and anticipated use.</p>	<p>Industry and Industry investigation zoned areas located within the Charters Towers urban area.</p>
Urban - Neighbourhoods	<p>Urban neighbourhoods accommodate the region's urban residential areas with a wide range of housing options such as houses, units and retirement facilities that cater for all lifecycle needs. Many houses display historical design features which reflect the heritage and character of these neighbourhoods. Within these areas there is sufficient capacity to accommodate the future urban growth of the region. Neighbourhoods are fully serviced to an urban standard and include some non-residential uses (community facilities, open space and sport and recreation).</p>	<p>General residential zoned areas within the Charters Towers urban area.</p>

Places	Description	Location in the region
Urban – Commercial centre	The Central Business District of Charters Towers is the Urban - Commercial centre of the region. In addition to providing the convenience service needs of surrounding neighbourhoods, it also functions as a regional economic hub connecting into State wide, National and global markets. Centre activities include Shopping, offices, administration centres, medical and personal services, Food and drink outlets and hotels or other uses that provide a community focal point. Community services such as boarding schools and the regional hospital facility support a population catchment well beyond the urban area of Charters Towers. Buildings along Gill and Mosman Street date back to the gold mining boom of the late nineteenth century providing a unique heritage quality that defines the character of the commercial centre. Future development contributes to and reflects this historic character.	The Charters Towers Central Business District included within the Centre zone and major community facilities such as schools and the hospital within the Community facilities zone.
Townships	Townships service rural and hinterland communities, passing travellers and tourists where along major roads and highways. Townships support a diverse range of small rural, industry, service, tourist and other economic activities in compact and functioning communities.	Ravenswood, Pentland, Greenvale, Homestead and Mingela.

3.3 A New World for economic development and tourism

3.3.1 Strategic outcomes

3.3.1.1 A region for major economic activities, uses and opportunities

- (1) The region has vast areas of largely unconstrained rural land that can support major economic activities and uses that cannot be appropriately accommodated within urban and township areas because of adverse impacts. The region has unique locational and transport characteristics with multi modal networks (major road and rail and a rural airport) converging in Charters Towers along with proximity to the Port of Townsville. In addition to other land consumptive uses, these characteristics are suitable for the establishment of a large scale freight and logistics supply hub for north Queensland.
- (2) Major economic activities and large industrial uses may be considered outside urban and township areas where:
 - (a) there is demonstrated need;
 - (b) the scale and size of the development means it cannot be feasibly located within existing industry or other urban zones;
 - (c) the impacts generated require separation from urban areas and sensitive land uses;
 - (d) these are in highly accessible locations that maximise road and rail freight corridors and other transport connections;
 - (e) these are supported by necessary infrastructure that provides for sufficient water and energy;
 - (f) these are free from flooding and other natural hazards;

- (g) these avoid productive rural land;
 - (h) these amalgamate or co-locate with similar uses (where possible); and
 - (i) operational impacts such as effluent disposal and other forms of waste can be managed and mitigated to acceptable levels.
- (3) The H.M. Clarke Saleyards (Dalrymple Saleyard) and Dalrymple Stadium are major economic assets associated with the beef industry. Uses undertaken in the Dalrymple Stadium (rodeos and associated events) are value adding activities that compliment and reinforce the saleyards as an economic node for the beef industry are supported where access and traffic can be managed appropriately.

3.3.1.2 Delivering thriving urban and township centres

- (1) The region's urban and township centres provide a range of commercial, retail, professional, educational, administrative, community, entertainment, health and aged care, cultural, social activities that facilitate economic development and service community needs.
- (2) The greatest concentration and intensity of these centre activities are located in the Centre zone of Charters Towers. This is a defined Central Business District following the 'high streets' of Gill Street (west of the railway crossing to the Mosman Street), Deane Street (between Hodgkinson Street and Ryan Street) and Mosman Street (from Towers Street to Jane Street). Development along these main streets:
 - (a) ensure active uses are situated at ground level; and
 - (b) reinforce the main street/historical character of the central business district.
- (3) Commercial and centre activities are limited to the centre and Township zones.
- (4) Urban, rural residential, township and rural areas support Home-based business activities which:
 - (a) are small scale and subordinate to the primary residential dwelling;
 - (b) do not compromise the viability of the region's centres and employment areas; and
 - (c) are low impact and compatible with the amenity and residential character of surrounding areas.
- (5) Centre activities and buildings within the region's commercial centre and township areas:
 - (a) manage the interface between centre activities and adjoining residential activities;
 - (b) achieve a building height and size proportionate to surrounding historic buildings; and
 - (c) promote high quality centre design that creates safe places and highly accessible streets and public spaces.
- (6) Centre activities and associated development within the urban centre of Charters Towers and the township area of Ravenswood is designed to integrate with the character of existing historic commercial buildings through awnings along prominent street frontages and complimentary facade treatments.
- (7) Small scale centres such as along Church Street in Charters Towers are intended as convenience centres providing retail and Food and drink outlets to the surrounding area.
- (8) Development associated with research and development for supporting and growing the agricultural, beef and industrial sectors is supported in appropriate locations that mitigate any amenity impacts on surrounding uses.
- (9) Educational establishments such as schools and training facilities are appropriate within the urban area of Charters Towers where development:
 - (a) supports the needs of the local, regional and inter-regional community;
 - (b) is of a site area and configuration to comfortably accommodate necessary buildings, sporting facilities and open space areas;

- (c) transitions in terms of building height and bulk to any surrounding sensitive land uses;
 - (d) is highly accessible and integrated and co-located with complementary uses where possible; and
 - (e) can accommodate and manage parking, traffic and access arrangements appropriately.
- (10) Forms of Short-term accommodation and complementary tourist and entertainment activities promote and support the region's historic character, heritage, recreation and sporting traditions.
 - (11) Industry zoned land within the region's urban areas support a range of industrial activities compatible with the amenity of surrounding areas.
 - (12) Industrial development occurs in a range of small and large lots that reflect site area requirements for a range of industrial activities and development footprint needs.
 - (13) Commercial uses are not supported on Industry zoned land. Indoor sport and recreation uses are possible where utilising existing warehouses and sheds.
 - (14) Sensitive land uses do not encroach upon Industry zoned land.
 - (15) Industry investigation zoned land west of the H.M. Clarke Saleyards and Dalrymple Stadium has been identified to accommodate future industrial growth once existing industrial precincts reach capacity.
 - (16) Any development of Industry investigation zoned land:
 - (a) allows for the staging of development in line with the provision of necessary urban infrastructure and services;
 - (b) provides for a range of lot sizes suitable to respond to a diverse range of industrial activities;
 - (c) mitigates and minimises impacts on the natural terrain, natural environment and water quality;
 - (d) achieves the construction and post construction design objectives for stormwater management relevant to local climatic conditions;
 - (e) avoids risks to industrial activities from natural hazards; natural hazards and other hazards such as former mine shafts and contaminated land;
 - (f) ensures regional infrastructure networks and corridors are protected from inappropriate development; and
 - (g) provides for appropriate fire hydrant infrastructure and unimpeded access for emergency service vehicles to protect people, property and the environment.

3.3.1.3 Enabling a diverse rural economy

- (1) The Charters Towers region has a strong, prosperous and diverse rural economy that services, local, state, national and global markets. It contains a mix of agricultural, animal husbandry and value-adding activities, such as agri-tourism and associated rural production uses. Land uses supporting these economic development outcomes in rural areas include grazing, cropping, horticulture, forestry, intensive animal industries, tourism and solar farms.
- (2) A sustainable rural economy is supported by the retention of Rural zoned lots of a size sufficient to support economically viable farming activities where on productive rural land.
- (3) Rural localities such as Sellheim, Hervey Range, Balfes Creek and Hidden Valley are small communities generally clustered around a community focal point with opportunities for small scale services and tourism uses.
- (4) Cattle feedlots are a vital intensive animal industry use that supports growth in the sale and export of cattle. Sensitive land uses must be well separated from feedlots and other intensive rural industries in rural areas.
- (5) Nature based tourism and agri-tourism provide a vital component of economic diversification in rural areas that take advantage of the region's natural resources, vibrant agricultural sector, scenic amenity and rural lifestyle. These tourism uses complement rural activities and rural scenic amenity.

- (6) Short-stay tourism accommodation in rural areas may occur in the form of bed and breakfasts, farm stays, ecotourism cabins and camping, as well as larger scale tourist accommodation and function facilities.
- (7) Tourism and recreation related development:
 - (a) has a limited building footprint;
 - (b) is compatible with surrounding land uses and rural character;
 - (c) does not adversely encroach on rural production activities;
 - (d) does not involve significant modification of the natural landform; and
 - (e) avoids or mitigates the impacts of natural hazards and environmental values.
- (8) Tourism uses accessible from the Flinders Highway, Gregory Developmental Road and Hervey Range Road are supported where they do not adversely impact on the economy of the region's urban and township areas.
- (9) Renewable energy facilities such as solar farms and bioenergy facilities are supported in rural areas where:
 - (a) the impacts on productive rural land and adjoining land uses can be avoided or mitigated; and
 - (b) in locations accessible to relevant infrastructure networks and supply chains.

3.4 A New World for living, growing and aging in our communities

3.4.1 Strategic outcomes

3.4.1.1 The region's urban, township and rural areas

- (1) The urban centre of Charters Towers provides the highest level and range of urban housing and lifestyle choices along with important health, community and educational services for the region.
- (2) Urban expansion does not extend beyond areas included within the following zones:
 - (a) General residential;
 - (b) Centre;
 - (c) Industry;
 - (d) Industry investigation;
 - (e) Emerging community;
 - (f) Community facilities;
 - (g) Open space and recreation (where within the Charters Towers urban area);
 - (h) Special purpose (where urban infrastructure is within the Charters Towers urban centre).
- (3) Building heights within the urban centre of Charters Towers is generally two storeys or in keeping with the height of existing buildings.
- (4) Pentland, Homestead, Greenvale and Mingela support rural catchments with rural convenience and highway related services and facilities that service surrounding rural catchments, freight traffic and tourists.
- (5) Ravenswood continues to function as a township that supports a local population employed mainly in gold mining activities, rural services and tourism related uses that reflect its gold mining history.
- (6) Sellheim, Balfes Creek and Hidden Valley are smaller communities with limited services, community facilities and infrastructure. There is limited growth anticipated in these areas over the life of the Town plan.
- (7) The Hervey Range community supports rural residential lifestyle options along with small scale tourism and health and wellbeing activities that focus on leverage off the unique natural setting and vistas of Hervey Range.

3.4.1.2 Providing housing choice and diversity across the lifecycle

- (1) Existing urban areas within Charters Towers are the focus for the majority of housing growth through a mix of:
 - (a) infill development in the form of Dwelling houses, Dual occupancy, Multiple dwellings, community residence, residential care and retirement facilities in the General residential zone; and
 - (b) greenfield urban development in the Emerging community zone area.
- (2) In addition to this, there are also housing options in the Rural residential zone surrounding the Charters Towers urban area.
- (3) The urban centre of Charters Towers provides housing choice that supports aging in place along with accommodation for people requiring assistance with daily living needs. This is an essential part of the region's housing diversity particularly for elderly people as they transition from more traditional detached housing forms in rural, rural residential and urban areas into retirement and residential care facilities. These uses are situated in appropriate locations with proximity to health care services, parks, community facilities and convenience Shopping and recreation facilities.
- (4) Infill development must compliment neighbourhood character, be oriented to the street and include design elements that reduce building bulk, minimise overlooking and overshadowing on adjoining properties and allow for sufficient area for vehicle parking and storage.
- (5) The establishment of new urban residential areas does not occur outside the Emerging community zone.
- (6) Development within the Emerging community zone:
 - (a) manages the timely conversion of non-urban land to urban purposes when necessary to meet community needs;
 - (b) allows for the staging of development in line with the provision of community infrastructure (including parks) and services;
 - (c) facilitates integration with existing and future urban development, having regard to movement networks, open space networks and accessibility to community infrastructure;
 - (d) provides accessibility for all modes of transport including pedestrian, cyclist and private motor vehicles;
 - (e) creates clear, direct pedestrian and cycle access to centres and local parks;
 - (f) provides for a range of housing types and associated lot sizes while avoiding large tracts of any one housing type;
 - (g) increases residential densities in and around centres, along connector streets and close to parks and schools;
 - (h) includes provision for convenience level centres where there is demonstrated need and does not impact on the viability of the existing centres;
 - (i) locates community facilities including schools, where appropriate, requiring high levels of accessibility within or adjoining centres;
 - (j) mitigates and minimises impacts on the natural terrain, natural environment and water quality;
 - (k) achieves the construction and post construction design objectives for stormwater management relevant to local climatic conditions;
 - (l) avoids risks to future residents from natural hazards and other hazards such as former mine shafts and contaminated land;
 - (m) avoids impacts associated with the location of sensitive uses in proximity to hazardous land uses, major electricity, pump stations and substations;
 - (n) provides an open space network suitable for community needs;

- (o) provides for the provision of telecommunication infrastructure; and
 - (p) provides for appropriate fire hydrant infrastructure and unimpeded access for emergency service vehicles to protect people, property and the environment.
- (7) There is potential for small scale residential growth within the Township zone areas of Ravenswood, Pentland, Homestead, Mingela and Greenvale. This growth may change should mining or major economic projects demonstrate a need to establish within or in proximity to these townships. In such circumstances, further growth will be considered where development:
- (a) demonstrates the utilisation of existing vacant land and housing capacity within the Township zone;
 - (b) provides infrastructure and services to support the necessary urban growth;
 - (c) is effectively integrated in terms of design and appearance with the existing settlement pattern; and
 - (d) avoids natural hazards, productive rural land and other constraints.
- (8) Rural residential housing is limited to the Rural residential zone on lot sizes that can accommodate onsite treatment of effluent and provide transition to rural areas from urban areas. The extent of the Rural residential zone surrounding the Charters Towers urban area is a reflection of historical subdivision patterns that resulted in a mix of highly fragmented land and the absence of genuine rural activities in these areas. This consists of an inner ring of Rural residential parcels which have some level of water servicing and an outer ring known as the Environs precinct that accommodates larger Rural residential parcels with very limited servicing.
- (9) No further Rural residential development is supported outside of land in the Rural residential zone surrounding the Charters Towers urban area and in Hervey Range.
- (10) Diverse housing options are possible on Rural zoned properties to enable accommodation for multiple generations of families to live on farms in conjunction with farm-based employees. This includes Dwelling houses, Secondary dwellings, Caretaker's accommodation and Rural workers accommodation.
- (11) Any non-resident workers accommodation is strictly limited to the construction phases of any mining or major economic projects. These temporary uses are construction camps which exist only during the construction phase of such developments and are decommissioned once construction is finished.
- (12) The housing of operational employees of mining or major economic projects must be accommodated within the region's urban or township communities where the necessary services, facilities and infrastructure are already provided or can be augmented. Non-resident workforce accommodation servicing operational employees is not supported anywhere throughout region.

3.5 A New World of sustainable infrastructure & services for our communities

3.5.1 Strategic outcomes

3.5.1.1 General

- (1) The following infrastructure types are provided, where relevant, to meet the needs of the community and support economic activities and businesses:
- (a) Transport;
 - (b) Parkland;
 - (c) Recreation and community;
 - (d) Health facilities;
 - (e) Reticulated potable water and sewerage;
 - (f) Stormwater;
 - (g) Waste management; and

- (h) Energy and telecommunications infrastructure.
- (2) Development is located, coordinated and sequenced to ensure the orderly and cost-effective delivery of the full range of infrastructure and services required for functional and well-balanced communities. This includes the design, delivery and timing of parkland and open space, community facilities, transport infrastructure, energy, water and utility networks.
- (3) Urban development and associated infrastructure does not extend beyond the land zoned for urban purposes within the Priority Infrastructure Area.
- (4) Development minimises user demand and optimises available capacity of infrastructure networks.
- (5) Infrastructure networks are designed to minimise adverse impacts on public health and safety, the visual character and amenity of the community, and the natural environment.
- (6) Infrastructure networks are located and designed to avoid or minimise their exposure to natural and other hazards.
- (7) Whole of life costs, including both establishment and ongoing operation and maintenance costs, are minimised.
- (8) Urban development supplies non-trunk infrastructure networks that connect to external infrastructure networks in a manner that maintains the overall safety and efficiency of these networks.
- (9) On site wastewater and water supply systems maintain human health and safety, the amenity of the immediate locality and minimise adverse impacts on water quality and the natural environment.
- (10) Infrastructure corridors and sites are co-located wherever practicable to minimise impacts on landscapes, the natural environment and communities. The purpose of this is to utilise land and infrastructure efficiently.

3.5.1.2 Enhancing transport connectivity and infrastructure networks

- (1) Infrastructure corridors and sites for transport, water supply, gas pipelines, sewerage, waste, energy and telecommunications are protected from development and hazards that would undermine their safe, efficient and unencumbered operation or expansion. Key infrastructure corridors and sites are shown on Overlay Map OM6.
- (2) Within Charters Towers, a network of roads, walking and cycling paths provide access to places of employment, education, recreation, community services and other townships and localities across the region via the intra-regional road network.
- (3) Development does not impact upon the safe and efficient operation of the transport network², airports and aviation facilities, and the rail network within the region.
- (4) Development does not impact upon the safe and efficient operation of freight movement associated with:
 - (a) major roads such as the Flinders Highway, Gregory Developmental Road and Hervey Range Road; and
 - (b) the Mt Isa – Townsville rail network.
- (5) Ribbon development is not supported along major regional transport links outside of the Centre zone.
- (6) The Charters Towers airport is regionally significant infrastructure. A strategically recognised area has been identified which includes the airport facility and land for future development. Further feasibility work and master planning will be undertaken to investigate the establishment of regional economic activities and other air services activities that maximise the air, road and rail infrastructure networks within Charters Towers. Development does not:
 - (a) encroach on, or adversely impact upon the current and future safety, efficiency and operation of the Charters Towers Airport; and

² A road hierarchy is included on map AM1.

- (b) compromise the future development potential of this strategic precinct for regionally economic activities and uses with incompatible land uses.

3.5.1.3 Social, open space and recreational infrastructure that supports community health and wellbeing

- (1) Residents and visitors have access to a network of well-located social infrastructure, open space and recreational facilities that meet community needs and promotes community interaction and a healthy lifestyle.
- (2) Charters Towers hospital and health services facility is an important health infrastructure asset servicing the greater regional community. Development within the Charters Towers Hospital and health care services precinct reinforces the role of the hospital and also supports other allied health and medical support facilities including possible Short-term accommodation. Should the Charters Towers Hospital relocate to a larger site within the Charters Towers urban area, this precinct allows for infill residential development including townhouses and aged care facilities.
- (3) Charters Towers has a concentration of internationally recognised primary, secondary and boarding school educational facilities servicing inter-regional rural and urban catchments beyond the local government boundary. Development within the urban area of Charters Towers complements these facilities through educational services and associated housing needs for students and staff.
- (4) Community services and facilities along with civic and public spaces are concentrated in Charters Towers and the region's, townships and localities to enhance community life and interaction.
- (5) Social infrastructure is designed to be multi-purpose, flexible and adaptable to respond to the changing and emerging needs of the community.
- (6) Development within the Emerging community zone is provided with appropriate social, recreational and open space infrastructure from the initial stages of development.
- (7) A network of open space and parkland provides for a diverse range of passive and active recreation activities to support active and healthy lifestyles and enhance the quality of urban and township environments.
- (8) Development facilitates an open space network that is functional, interconnected and highly accessible from surrounding communities by walking and cycling.
- (9) Sporting and other recreational facilities are:
 - (a) provided to cater for the sporting and recreational needs of local communities; and
 - (b) located and designed to minimise impacts on the amenity of the surrounding areas.

3.5.1.4 Managing waste efficiently

- (1) Waste management infrastructure is provided and managed to maintain the health, wellbeing, amenity of the community and the natural environment, and to minimise visual and amenity impacts.
- (2) Development provides for the safe and efficient storage and collection of waste and recyclable materials, commensurate with the type and amount of waste generated.

3.6 A New World protecting our heritage and natural resources

3.6.1 Strategic outcomes

3.6.1.1 Celebrating and preserving local cultural heritage

- (1) The Charters Towers region has a rich history largely associated with Queensland's gold mining boom of the late nineteenth and early twentieth century and in World War II military activities. This is demonstrated by heritage buildings (particularly along Mosman and Gill Street), monuments and physical features located on Towers Hill and throughout the region.
- (2) Development ensures these cultural heritage values of local significance as identified in the Heritage overlay map OM4 are:

- (a) conserved and protected from inappropriate development for the enjoyment of present and future communities; and
 - (b) compatible with the cultural heritage significance of the place.
- (3) The Residential character overlay identifies important streetscapes and gateways that ensure the appearance of Dwelling houses and Dual occupancy complement local cultural heritage places and enhance the unique streetscape character of neighbourhoods within the urban area of Charters Towers.
 - (4) Where an Indigenous Land Use Agreement (ILUA) is registered, the land use aspirations are recognised to achieve the outcomes of each ILUA.
 - (5) Carefully planned development of traditional lands contributes to the economic and social benefit of traditional owners.
 - (6) Development on, around or near land of cultural significance to traditional owners demonstrates a cultural heritage duty of care³.
 - (7) Development does not diminish or adversely impact on places or values of cultural significance to traditional owners.⁴

3.6.1.2 Productive rural lands and rural activities

- (1) Rural land is abundant throughout the Charters Towers region, and various forms of rural production and associated activities are a major source of economic activity and employment.
- (2) Reconfiguration of lots in the Rural zone avoids the fragmentation of rural land into lot sizes which do not support the long-term economic viability of agriculture and grazing enterprises.
- (3) Reconfiguration of rural land will occur only where it has been demonstrated that the reconfiguration:
 - (a) can support an ongoing and viable rural enterprise⁵ on the land or is necessary to support a major economic or industrial use that is necessary to be located in a rural area⁶; and
 - (b) will not impact on adjoining farming activities through the inclusion of sufficient buffers within the proposed allotments⁷; and
 - (c) will not adversely impact upon productive rural land; and
 - (d) will not adversely impact on infrastructure and services; and
 - (e) will not adversely impact on extraction of resources by enabling encroachment of sensitive uses.
- (4) Class A and B land that supports high value agricultural activities are protected from fragmentation and encroachment by sensitive land uses and other activities in rural areas such as extractive resource activities.
- (5) Existing intensive animal industries, cropping and other larger scale and higher impacting activities are protected from encroachment by sensitive land uses.

³ The Department of Aboriginal and Torres Strait Islander Partnerships administer the Duty of care guidelines under the *Aboriginal Cultural Heritage Act 2003* which can be found on the Departments website.

⁴ The region's traditional owners have deep historical and contemporary connections to the region and ongoing interest in the planning and management of land use across their traditional lands. Development that may impact upon matters of Aboriginal cultural heritage and Torres Strait Islander cultural heritage supports the requirements of the *Aboriginal Cultural Heritage Act 2013* and the *Torres Strait Islander Cultural Heritage Act 2003*.

⁵ Viability can be demonstrated through a detailed business plan for the long-term viability of an agricultural enterprise on the new lot. This would include analysis of: the proposed agricultural land use and markets (market opportunities and competition, market prices and long-term trends); and all relevant costs including establishment costs, fixed operating costs, and variable input costs. Furthermore, soil capabilities, water availability and cost, climate and climate change, and infrastructure should also be considered. A suitably qualified professional is to prepare the detailed business plan in order to ensure the content of the plan is sufficiently detailed to inform decision making of both the applicant and the assessment manager.

⁶ Refer to section 3.3.1.1(2).

⁷ This should be cognisant of industry best practice, including risks to adjacent properties (eg. consideration of spray drift).

- (6) Intensive animal industries and other larger scale and higher impacting activities are not located where they would adversely impact on urban or rural residential areas or existing sensitive land uses established on rural land.
- (7) The function, connectivity and pasture productivity of the stock route network, including reserves associated with the network (i.e. for camping and watering purposes) and existing pasturage rights are protected from development that comprise the use of the network and adjoining pasturage rights.

3.6.1.3 Extractive and mineral resources

- (1) Mineral and other extractive natural resources are protected from encroachment by sensitive land uses that might prevent or constrain current or future operations.
- (2) Extractive resource operations only occur where:
 - (a) compatible with the intentions of the Rural zone and any overlays applying to the site;
 - (b) impacts on visual amenity and the natural environment (including MSES and water quality) can be appropriately managed; and
 - (c) the impacts from any noise, dust, light blasting or vibration on the safety and amenity of the surrounding area can be mitigated to an acceptable standard.
- (3) Resource extraction areas are progressively rehabilitated following extraction to restore the natural environment and to mitigate environmental impacts including impacts associated with dust.

3.6.1.4 Protecting biodiversity and water quality

- (1) Development avoids significant impacts in areas identified as Matters of National Environmental Significance⁸ such as the region's national parks and areas within the Wet Tropics World Heritage Area.
- (2) Development avoids or minimises impacts on Matters of State Environmental Significance and maintains ecological processes and connectivity by minimising fragmentation. Where development results in a significant residual impact on these areas, the impacts are offset.⁹
- (3) Development ensures impacts on local terrestrial and aquatic biodiversity values are avoided or minimised where they cannot be reasonably avoided across the entire region.
- (4) Terrestrial and aquatic habitat areas are connected (where possible) to ensure the ongoing function of significant ecological processes.
- (5) Development avoids the introduction or spread of pest plants and animals in the region.
- (6) Development minimises disturbances to natural topography and avoids changes to natural waterways, their bed, banks and riparian vegetation.
- (7) Urban stormwater is managed to mitigate impacts upon the region's waterways, water quality and aquatic ecosystems.
- (8) The environmental values of the region's waterways are protected or enhanced, and development does not adversely impact on the quality of receiving waters, including waterways and wetlands.
- (9) Development does not adversely impact upon water quality within the region's water supply catchments including the Burdekin River catchment.

3.7 A New World which is resilient to natural and other hazards

3.7.1 Strategic outcomes

3.7.1.1 All hazards

⁸ Consideration must be given to the requirements of the *Environment Protection and Biodiversity Conservation Act 1999*.

⁹ Environmental Offsets for significant residual impacts on Matters of State Environmental Significance are regulated by the *Environmental Offsets Act 2014* and the *Environmental Offsets Regulation 2014*.

- (1) The region is subject to some natural hazards such as bushfire, flooding and landslide along with other hazards such as former mine shafts, contaminated land and military training operations on defence land.
- (2) Development does not materially increase the extent or severity of natural or other hazards or their impacts on people, property and the environment.
- (3) Exposure of people and property to hazards is avoided, or where it is not possible to avoid the hazard, the risks are mitigated to an acceptable or tolerable level.
- (4) The establishment of essential community infrastructure and services is located and designed to ensure functionality during and immediately after a natural hazard event.
- (5) Development does not reduce the functions of landforms or vegetation in providing protection against natural hazards.
- (6) The cost to the public of measures to mitigate the risks of natural hazards is minimised.
- (7) Activities involving the manufacture or bulk storage of hazardous material are not located in hazard areas.
- (8) Development does not unreasonably prevent disaster management and emergency responses from occurring.
- (9) Sensitive land uses are appropriately managed in areas subject to adverse noise impacts such as along major transport noise corridors¹⁰.

3.7.1.2 Flood hazard

- (1) Development must protect people and property by avoiding flood hazards or, where it is not possible to avoid the hazard, the risks are mitigated to an acceptable or tolerable level.
- (2) Development does not result in an increase in the extent or severity of flood risk to the site or other land.

3.7.1.3 Bushfire and landslide hazard

- (1) The establishment or intensification of development involving higher concentrations of people living, working or congregating in high risk bushfire or landslide hazard areas is avoided unless it can be demonstrated:
 - (a) there is an overriding community need in the public interest; and
 - (b) no other site is suitable and reasonably available.
- (2) Development within or near bushfire and landslide hazard areas protects people and property by avoiding the bushfire or landslide hazard or incorporates appropriate siting, design and management practices to mitigating any risk to an acceptable or tolerable level.

3.7.1.4 Other hazards

- (1) Development that is likely to generate off site adverse impacts such as air, noise or odour emissions are adequately separated from existing sensitive land uses and natural receiving environments and is protected from encroachment by new sensitive land uses. Such development may include:
 - (a) wastewater treatment and disposal facilities;
 - (b) solid waste management sites;
 - (c) industrial development;
 - (d) extractive industry;
 - (e) regionally significant economic projects; and
 - (f) intensive animal industries such as feedlots.

¹⁰ Transport noise corridors are identified on map AM1.

- (2) Sensitive land uses and other forms of inappropriate development avoid noise, air quality and other impacts by not locating in proximity to:
 - (a) operational mining activities and associated hazards;
 - (b) major industrial activities;
 - (c) intensive rural industries and activities; and
 - (d) government owned defence land (in the Special purpose zone - Defence land precinct) where military training and operations may be undertaken.
- (3) Development that has the potential to cause land or water contamination is located, designed and managed to minimise environmental and community health risks.
- (4) Development involving the use, storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances is located, designed and managed to minimise the health and safety risks to communities and adverse impacts on the natural environment.
- (5) Development considers the location of former mining activities and related hazards and adequately mitigates any potential for risk to people and property¹¹.

¹¹ Sites of former mining activity may be identified through the historic mining permits resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines Layers of [MyMinesOnline Maps](#). However, applicants should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.

