



Charters Towers Regional Town Plan Version 2

'Planning for a New World'



Citation and commencement

This Town plan may be cited as the Charters Towers Regional Town Plan (Town plan).

A notice was published in the Government Gazette No. 383 on Friday, 31 January 2020 for the Town plan for the Charters Towers Region.

The commencement date for the Town plan is Monday, 10 February 2020.

Amendments to the Town plan are included at Appendix 2.

In accordance with section 118 of the *Planning Act 2016*, a copy of the Infrastructure Charges Resolution (No. 3) 2020 (the Charges resolution) is attached to the rear of the Town plan.

This is a certified copy of the Town plan made in accordance with the provisions of the *Planning Act 2016* by Charters Towers Regional Council by resolution (R3180) dated Wednesday, 29 January 2020.



.....
Aaron Johansson

Chief Executive Officer

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Part 1 About the Town plan

1.1 Introduction

- (1) The Town plan 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) The Town plan applies to the Town plan area of the Charters Towers Region including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated on Map 1 – Local government Town plan area and context.

Editor's note—The boundaries of the local government area are described by the maps referred to within the *Local Government (Operations) Regulation 2010*.

Editor's note—State legislation may state that the Town plan does not apply to certain areas, e.g. strategic port land under the *Transport Infrastructure Act 1994* and State development areas.

Editor's note—The Town plan does not apply to Commonwealth Land, e.g. Department of Defence bases, training areas and ranges which are regulated under the *Defence Act 1901* (Commonwealth).

Map 1– Local government Town plan area and context



- Local Government
- Regional Boundary
- Local Government Boundary
- Waterway
- Railway Network
- Major Roads

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 Queensland Government (2019).

29/06/2019

Approx Scale @ A3 1:1,300,000



1.2 Town plan components

- (1) The Town plan comprises the following components:
- (a) about the Town plan
 - (b) state planning provisions
 - (c) the strategic framework
 - (d) the local government infrastructure plan
 - (e) tables of assessment
 - (f) the following zones and, where applicable, zone precincts specified in Table 1.2.1 (Zones and zone precincts) below.

Table 1.2.1 — Zones and zone precincts

Zones and zone precincts	
Residential zones category	
(a)	General residential zone
Centre zones category	
(a)	Centre zone
Industry zones category	
(a)	Industry zone
(b)	Industry investigation zone
Recreation zones category	
(a)	Recreation and open space zone
Environmental zones category	
(a)	Environmental management and conservation zone
Tourism zone category	
(a)	Minor tourism zone
Other zones category	
(a)	Community facilities zone
(i)	Hospital and health care services precinct
(b)	Emerging community zone
(c)	Rural zone
(d)	Rural residential zone
(i)	Environs precinct
(ii)	Hervey Range precinct
(e)	Special purpose zone, including:
(i)	Air services precinct
(ii)	Defence land precinct
(iii)	Saleyard precinct
(f)	Township zone

- (g) there are no local plans
- (h) the overlays specified in Table 1.2.2 (Overlays) below.

Table 1.2.2 — Overlays

Overlays	
(a)	Agricultural land overlay
(b)	Bushfire hazard overlay
(c)	Flood hazard overlay
(d)	Heritage overlay
(e)	Natural environment overlay
(f)	Regional infrastructure corridor overlay
(g)	Residential character overlay

- (i) the development codes specified in Table 1.2.3 (Development codes) below

Table 1.2.3 — Development codes

Development codes	
Use codes	
(a)	Extractive industry code
(b)	Home-based business code
(c)	Telecommunications facility use code
Other development codes	
(a)	Development works code
(b)	Landscaping code
(c)	Reconfiguring a lot code

- (j) schedules and appendices
- (2) The following Town plan policies specified in Table 1.2.4 (Town plan policies) below support the Town plan:

Table 1.2.4 — Town plan policies

Town plan policies	
Town plan policies relating to Part 7 (Overlay codes)	
(a)	Heritage Town plan policy
(b)	Natural hazards Town plan policy
Town plan policies relating to Part 8 (Other codes)	
(a)	Development works Town plan policy

1.3 Interpretation

1.3.1 Definitions

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

Editor's note—In accordance with section 16(3) of the Act the regulated requirements apply to this Town plan to the extent of any inconsistency with the Town plan.

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

- (1) Standard drawings contained in codes or schedules are part of the Town plan.
- (2) Maps provide information to support the outcomes and are part of the Town plan.
- (3) Notes are identified by the title 'note' and are part of the Town plan.
- (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 Town plan; 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 either or both options can apply.

1.3.4 Zones for roads, closed roads and reclaimed land

- (1) The following applies to a road, closed road or reclaimed land in the Town plan area:
 - (a) if adjoined on both sides by land in the same zone—the road, closed road or reclaimed land is in the same zone as the adjoining land;
 - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries;

¹ Footnote—this is an example of a footnote.

- (c) if the road, closed road or reclaimed land is adjoined on one side only by land in a zone—the entire reclaimed land is in the same zone as the adjoining land;
- (d) if the road, closed road or reclaimed land is covered by a zone then that zone applies.

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

1.4 Categories of development

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

- (a) accepted development

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

Editor's note—In this Town plan, some development is categorised as accepted, subject to meeting certain requirements. These requirements are identified in the tables of assessment and in the relevant codes.

- (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.

- (c) prohibited development.

Editor's note—A development application may not be made for prohibited development. The Regulation prescribes prohibited development.

(2) The Town plan states the category of development for certain types of development and specifies the category of assessment for assessable development in the Town plan area in Part 5 (Tables of assessment).

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 Town plan, a TLPI or a variation approval.

1.5 Hierarchy of assessment benchmarks

(1) Where there is inconsistency between provisions in the Town plan, the following rules apply:

- (a) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment;
- (b) relevant codes as specified in schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency;
- (c) overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency;
- (d) zone codes prevail over use codes and other development codes to the extent of the inconsistency;
- (e) provisions of Part 9 (Other plans) may override any of the above.

1.6 Building work regulated under the Town plan

(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 Town plan, through Part 5 (Tables of assessment), regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—The *Building Act 1975* permits Town plans to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors.
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*.
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

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

- (4) There are no building assessment provisions in this Town plan.

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

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

1.7 Local government administrative matters

1.7.1 Temporary uses not assessable under this Town plan

- (1) Council may determine that a temporary use that is unlikely to create a significant detrimental impact on the amenity of nearby land is not a material change of use of premises and is therefore not development as defined under the Act. Such activities include, but are not necessarily limited to, the following:
- (a) school fetes;
 - (b) travelling circuses;
 - (c) promotional activities;
 - (d) mobile food and drink trucks of no fixed location; and
 - (e) activities undertaken by a local government associated with infrastructure construction and maintenance.

Editor's note—While not assessable under the Town plan, a temporary use may need to address or adhere to local laws or subordinate local laws

1.7.2 Mining tenements

- (1) The Act does not apply to development in mining tenements authorised under the *Mineral Resources Act 1989*, other than for administrating the development assessment process for the *Queensland Heritage Act 1992*, in relation to a Queensland heritage place.
- (2) Details of the mining tenements are available from the Queensland Governments online maps.

1.7.3 Other documents incorporated in the Town plan

- (1) Table 1.7.3.1 (Overlay mapping in the State planning policy (SPP) interactive mapping system) identifies overlays or overlay elements depicted in the SPP interactive mapping system (plan making) that are referenced and incorporated in the Town plan.

Table 1.7.3.1 — Overlay mapping in the SPP interactive mapping system

Overlay	SPP interactive mapping system reference
Agricultural land overlay	The following 'Agriculture' elements (mapped under the economic growth theme):

Overlay	SPP interactive mapping system reference
	<ul style="list-style-type: none"> (a) Agricultural Land Classification (ALC) Class A and Class B land; (b) Stock route network.
Bushfire hazard overlay	<p>The following 'Natural hazards risk and resilience' elements (mapped under the 'Hazards and safety' theme):</p> <ul style="list-style-type: none"> (a) medium, high and very high bushfire hazard areas.
Flood hazard overlay	<p>The following 'Natural hazards risk and resilience' elements (mapped under the 'Hazards and safety' theme):</p> <ul style="list-style-type: none"> (a) Flood hazard area (Queensland Reconstruction Authority level 1); (b) Flood hazard area (Queensland Reconstruction Authority level 2).
Natural environment overlay	<p>The following 'biodiversity' elements (mapped under the 'Environment and heritage' theme):</p> <ul style="list-style-type: none"> (a) Matters of State Environmental Significance (MSES).
Regional infrastructure overlay	<ul style="list-style-type: none"> (a) Major electricity infrastructure and electricity substations (mapped under the 'Infrastructure' theme, subsection 'Energy and water supply – major electricity infrastructure'); (b) State controlled road and railway corridors (mapped under the 'Infrastructure' theme, subsection 'State transport infrastructure'); (c) Bulk water storage infrastructure (operated by Sunwater), (mapped under the 'Infrastructure' theme, subsection 'Water infrastructure').

Part 2 State planning provisions

2.1 State planning policy

The Minister has identified that the State planning policy July 2017 is integrated in the Town plan in the following ways:

State interests in the state planning policy appropriately integrated excluding Coastal environment and Strategic ports.

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

2.2 Regional plan

There is currently no regional plan that applies to the Charters Towers local government area.

2.3 Regulated requirements

The regulated requirements prescribed in the Regulation are appropriately reflected in full in the Town plan.

Editor's note—Section 16(3) of the Act states that the contents prescribed by the Regulation apply instead of a local planning instrument, to the extent of any inconsistency.

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 mining² 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.

² 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 this is not possible in urban areas. Rural places also contain small localities which provide low level community	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>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>
Urban – Commercial centre	<p>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.</p>	<p>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.</p>

Places	Description	Location in the region
	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.	
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 network³, 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
 - (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.

³ A road hierarchy is included on map AM1.
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- (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 care⁴.
- (7) Development does not diminish or adversely impact on places or values of cultural significance to traditional owners.⁵

3.6.1.2 Productive rural lands and rural activities

⁴ 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.

⁵ 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*.

- (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 enterprise⁶ on the land or is necessary to support a major economic or industrial use that is necessary to be located in a rural area⁷; and
 - (b) will not impact on adjoining farming activities through the inclusion of sufficient buffers within the proposed allotments⁸; 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.
- (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

⁶ 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.

⁷ Refer to section 3.3.1.1(2).

⁸ This should be cognisant of industry best practice, including risks to adjacent properties (eg. consideration of spray drift).

- (1) Development avoids significant impacts in areas identified as Matters of National Environmental Significance⁹ 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.¹⁰
- (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

- (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 corridors¹¹.

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.

⁹ Consideration must be given to the requirements of the *Environment Protection and Biodiversity Conservation Act 1999*.

¹⁰ 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*.

¹¹ Transport noise corridors are identified on map AM1.

- (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.
- (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 property¹².

¹² 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's 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.

Part 4 Local Government Infrastructure Plan

4.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Planning Act 2016*.
- (2) The purpose of the local government infrastructure plan is to:
 - (a) integrate infrastructure planning with the land-use planning identified in the planning scheme
 - (b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure
 - (c) enable a local government to estimate the cost of infrastructure provision to assist its long-term financial planning
 - (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner
 - (e) provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The local government infrastructure plan:
 - (a) states in Section 4.2 Planning assumptions the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network
 - (b) identifies in Section 4.3 Priority infrastructure area the prioritised area to accommodate urban growth up to 2031
 - (c) states in Section 4.4 Desired standards of service for each trunk infrastructure network, the desired standard of performance
 - (d) identifies in Section 4.5 Plans for trunk infrastructure the existing and future trunk infrastructure for the following networks:
 - (i) water supply
 - (ii) sewerage
 - (iii) stormwater
 - (iv) transport
 - (v) parks and land for community facilities.
 - (e) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material.

4.2 Planning assumptions

- (1) The planning assumptions state the assumptions about:
 - (a) population and employment growth
 - (b) the type, scale, location and timing of development, including the demand for each trunk infrastructure network.
- (2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (3) The planning assumptions have been prepared for:
 - (a) the base date 2016 and the following projection years to accord with future Australian Bureau of Statistics census years:
 - (i) mid 2016
 - (ii) mid 2021
 - (iii) mid 2026
 - (iv) mid 2031

- (v) Ultimate development
- (b) the LGIP development types in column 2 that include the uses in column 3 of Table 4.2.1—Relationship between LGIP development categories, LGIP development types and uses
- (c) the projection areas identified on Local Government Infrastructure Plan Maps LGIP 1.1-1.4 Priority infrastructure area maps in Schedule 3—Local government infrastructure plan mapping and tables.

Table 4.2.1 — Relationship between LGIP development categories, LGIP development types and uses

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Residential development	Attached dwelling	Caretaker's accommodation (attached) Community residence Dual occupancy Dwelling unit Multiple dwelling Non-resident workforce accommodation Residential care facility Relocatable home park Retirement facility (attached) Rooming accommodation
	Detached dwelling	Caretaker's accommodation (detached) Community residence (detached) Dwelling house Retirement facility (detached)
Non-residential development	Retail	Adult store Agricultural supplies store Bulk landscape supplies Food and drink outlet Garden centre Hardware and trade supplies Health care services Indoor sport and recreation Market Nightclub entertainment facility Outdoor sales Service industry Service station Shop Shopping centre Showroom
	Commercial	Bar

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Brothel Function facility Home based business Hotel (non-residential component) Office Parking station Resort complex Sales office Short-term accommodation Theatre Tourist attraction Tourist park Veterinary services
	Industry	High impact industry Low impact industry Marine industry Medium impact industry Renewable energy facility Research and technology industry Special industry Transport depot Warehouse
	Community purpose	Cemetery Club Child care centre Community care centre Community use Crematorium Detention facility Educational establishment Emergency services Funeral parlour Hospital Major sport recreation and entertainment facility Outdoor sport and recreation Park Place of workshop

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
	Other	Air services Animal husbandry Animal keeping Aquaculture Car wash Cropping Environment facility Extractive industry Intensive animal industry Intensive horticulture Landing Major electricity infrastructure Motor sport facility Nature based tourism Outstation Permanent plantation Port services Roadside stall Rural industry Rural workers accommodation Substation Telecommunication facility Utility installation Wholesale nursery Winery

(1) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

4.2.1 Population and employment growth

(1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 4.2.2—Population and employment assumptions summary.

Table 4.2.2 — Population and employment assumptions summary

Column 1 Description	Column 2 Assumptions				
	Base Date (2016)	2021	2026	2031	Ultimate development
Population	12,551	12,711	12,857	13,031	13,741
Employment	5,343	5,411	5,473	5,547	8,631

(2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:

- (a) for population, Table SC 3.1.1–Existing and project population
- (b) for employment, Table SC 3.1.2–Existing and projected employees

4.2.2 Development

- (1) The developable area is identified on Local Government Infrastructure Plan Maps LGIP1.1-1.4 Priority infrastructure area maps in Schedule 3—Local government infrastructure plan mapping and tables.
- (2) The planned density for future development is stated in Table SC 3.1.3–Planned density and demand generation rate for a trunk infrastructure network in Schedule 3—Local government infrastructure plan mapping and tables.
- (3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.2.3 – Residential dwellings and non-residential floor space assumptions summary.

Table 4.2.3 — Residential dwellings and non-residential floor space assumptions summary

Column 1 Description	Column 2 Assumptions				
	Base Date (2016)	2021	2026	2031	Ultimate development
Residential dwellings	5,187	5,256	5,320	5,395	5,852
Non-residential floor space (m ² GFA)	353,345	357,891	361,955	366,834	500,334

- (4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
 - (a) for residential development, Table SC 3.1.1–Existing and projected population and Table SC 3.1.4–Existing and projected residential dwellings.
 - (b) for non-residential development, Table SC 3.1.2–Existing and projected employees and Table SC 3.1.5–Existing and projected non-residential floor space.

4.2.3 Infrastructure demand

- (1) The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table SC 3.1.3–Planned density and demand generation rate for a trunk infrastructure network in Schedule 3 Local government infrastructure plan mapping and tables.
- (2) A summary of the projected infrastructure demand for each service catchment is stated in:
 - (a) for the water supply network, Table SC3.1.6–Existing and projected demand for the water supply network
 - (b) for the sewerage network, Table SC3.1.7–Existing and projected demand for the sewerage network
 - (c) for the stormwater network, Table SC3.1.8–Existing and projected demand for the stormwater network
 - (d) for the transport network, Table SC 3.1.9–Existing and projected demand for the transport network
 - (e) for the parks and land for community facilities network, Table SC3.1.10–Existing and projected demand for the parks and land for community facilities network

4.3 Priority infrastructure area

- (1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.
- (2) The priority infrastructure area is identified on Local Government Infrastructure Plan Maps LGIP1.1-1.4 Priority infrastructure area maps.

4.4 Desired standards of service

- (1) This section states the key standards of performance for a trunk infrastructure network.
- (2) Details of the standard of service for a trunk infrastructure networks are identified in the extrinsic material.

4.4.1 Water supply network

- (1) Council collects, treats, stores and conveys potable water in accordance with the *Water Act 2000* and Australian Drinking Water Guidelines.
- (2) The design of the network will be in accordance with:
 - (a) *Water Act 2000*
 - (b) *Water Supply (Safety and Reliability) Act 2008*
 - (c) *Plumbing and Drainage Act 2002*; and
 - (d) Any other relevant standard and guideline and Department of Environment and Science license condition.
- (3) Provide trunk water infrastructure that:
 - (a) minimises the life cycle cost of the network
 - (b) integrates with existing and planned water infrastructure
 - (c) minimises the extend of physical infrastructure required
 - (d) minimises power usage and greenhouse gas emissions; and
 - (e) Maintains water quality throughout the network.
- (4) Develop and maintain excellence in appropriate new technologies.
- (5) The key desired standards of service used to plan the water supply network are summarised in Table 4.4.1–Water supply network desired standard of services.

Table 4.4.1 — Water supply network desired standard of service

Column 1 Measure	Column 2 Planning criteria (qualitative standards)	Column 3 Design criteria (quantitative standards)
Reliability and continuity of supply	All development receives a reliable supply of potable water, with minimal interruptions to their service.	<ul style="list-style-type: none"> • All sections of the trunk network including storage should comply with the requirements stated in the Cairns, Townsville and Mackay Water Alliance Design and Construction Code¹³ and referenced standards, as amended. • Compliance with Customer Service Standards. • Standards in Councils Planning Scheme and its policies.
Adequacy of supply	All development is provided with a water supply which is adequate for the intended use.	<ul style="list-style-type: none"> • As per requirements of the Cairns, Townsville and Mackay Water Alliance Design and Construction Code¹ and referenced standards, as amended. • Compliance with Customer Service

¹³ Design of mains 300mm diameter and greater shall be subject to specific criteria nominated by Council. Where relevant, Charters Towers Regional Council will also adopt the “Townsville” specific requirements of the Cairns, Townsville and Mackay Water Alliance Design and Construction Code.

Column 1 Measure	Column 2 Planning criteria (qualitative standards)	Column 3 Design criteria (quantitative standards)
		standards. <ul style="list-style-type: none"> Standards in Councils Planning Scheme and its Policies.
Quality of supply	Provide a uniform water quality in accordance with recognised standards which safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> Australian Drinking Water Guidelines - National Health and Medical Research Council. Comply with the approved Drinking Water Quality Management Plan. Comply with the <i>Water Supply (Safety and Reliability) Act 2008</i>. Compliance with Customer Service Standards.
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>. Compliance with any licences and management plans held by Council.
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts and non-revenue water.	<ul style="list-style-type: none"> As prescribed in the System Leakage Management plan established under Chapter 3, Part 3, Division 1A of the <i>Water Act 2000</i>.
Infrastructure design and planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> Cairns, Townsville and Mackay Water Alliance Design and Construction Code¹ and referenced standards, as amended. Australian Drinking Water Guidelines - National Health and Medical Research Council. Standards in Planning Scheme and its Policies.

4.4.2 Sewerage network

- (1) The desired standard of service for the sewer network is to plan the network to collect, convey, treat and release wastewater in accordance with the *Water Act 2000*.
- (2) The design of the network will be in accordance with:
 - (a) *Water Act 2000*
 - (b) *Water Supply (Safety and Reliability) Act 2008*
 - (c) *Plumbing and Drainage Act 2002*
 - (d) *Environmental Protection Act 1994*, and
 - (e) any other relevant standard and guideline and Department of Environment and Science license condition.
- (3) Provide trunk sewerage infrastructure that:
 - (a) minimises the life cycle cost of the network
 - (b) integrates with existing and planned sewerage infrastructure

- (c) minimises the extent of physical infrastructure required
 - (d) minimises power usage and greenhouse gas emissions
 - (e) minimises discharge of wastewater to a waterway or external site, and
 - (f) maximises opportunities for re-use of effluent.
- (4) Develop and maintain excellence in appropriate new technologies.
- (5) The key desired standards of service used to plan the sewer supply network are summarised in Table 4.4.2–Sewer supply network desired standard of services.

Table 4.4.2 — Sewer supply network desired standard of service

Column 1 Measure	Column 2 Planning criteria (qualitative standards)	Column 3 Design criteria (quantitative standards)
Reliability and continuity of supply	All development within the sewer service area has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> • Cairns, Townsville and Mackay Water Alliance Design and Construction Code¹⁴ and referenced standards, as amended. • Compliance with Customer Service Standards. • Standards in Planning Scheme and its Policies.
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> • Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy. • Queensland Water Quality Guidelines 2009 and Australian and New Zealand Environment Conservation Council (ANZECC) Water Quality Guidelines 2000 (as amended) or as prescribed by the Environmental protection Agency (where local guidelines do not exist). • National Water Quality Guidelines – National Water Quality Management Strategy (where local or regional guidelines do not exist). • Compliance with the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies.
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	
Inflow and infiltration	Ensure infiltration and inflow in the sewerage collection and transportation system remains within industry acceptable limits.	<ul style="list-style-type: none"> • Cairns, Townsville and Mackay Water Alliance Design and Construction Code² and referenced standards, as amended. • Compliance with the <i>Environmental Protection Act 2009</i> and relevant Policies/Regulations.
Effluent re-use	Reuse effluent wherever practical.	<ul style="list-style-type: none"> • Cairns, Townsville and Mackay Water Alliance Design and Construction Code and referenced standards, as amended. • Compliance with Recycled Water Management Plans and other requirements as per the <i>Water Supply (Safety and Reliability) Act 2008</i> and relevant Department of Energy and Water Supply (DEWS)

¹⁴ Designs for sewers larger than 225m diameter shall be subject to specific criteria nominated by Council. Where relevant, Charters Towers Regional Council will also adopt the “Townsville” specific requirements of the Cairns, Townsville and Mackay Water Alliance Design and Construction Code.

Column 1 Measure	Column 2 Planning criteria (qualitative standards)	Column 3 Design criteria (quantitative standards)
		regulatory guidelines including <i>Water Quality Guidelines for Recycled Water Schemes</i> , November 2008. <ul style="list-style-type: none"> • <i>Queensland Water Quality Guidelines 2009</i> and ANZECC <i>Water Quality Guidelines 2000</i> (as amended).
Infrastructure design and planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> • Cairns, Townsville and Mackay Water Alliance Design and Construction Code², and referenced standards as amended. • Standards in Planning Scheme and its Policies.

4.4.3 Stormwater network

- (1) The desired standard of service for the stormwater network is to:
- collect and convey stormwater in natural and engineered channels, a piped drainage network and system of overland flow paths to a lawful point of discharge in a safe manner that minimises inundation of habitable rooms and protects life;
 - manage the water quality within urban catchments and waterways to protect and enhance environmental values and pose no health risk to the community. Adopt water-sensitive urban design principles and on-site water quality management to achieve Department of Natural Resources, Mines and Energy (DNRME) water quality objectives;
 - design the stormwater network in accordance with established codes and standards.
- (2) The key desired standards of service used to plan the stormwater network are summarised in Table 4.4.3–Stormwater network desired standard of services.

Table 4.4.3 — Stormwater network desired standard of service

Column 1 Measure	Column 2 Planning criteria (qualitative standards)	Column 3 Design criteria (quantitative standards)
Quantity	Collect and convey stormwater for both major (100 year) and low flow flood events from existing and future land use to a lawful point of discharge in a manner that protects life and does not cause nuisance or inundation of habitable rooms.	<ul style="list-style-type: none"> • <i>Queensland Urban Drainage Manual</i>.
Quality of treatment	The water quality of urban catchments and waterways are managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> • Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy. • <i>Queensland Water Quality Guidelines 2006</i> – Environmental Protection Agency (where local guidelines do not exist). • <i>National Water Quality Guidelines</i> – National Water Quality Management Strategy (where local or regional guidelines do not exist).

Column 1 Measure	Column 2 Planning criteria (qualitative standards)	Column 3 Design criteria (quantitative standards)
Environmental impacts	Adopt water sensitive urban design practices and on-site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> Environmental Protection Agency requirements (section 42 <i>Environmental Protection (Water) Policy 1997</i>).
Infrastructure design and planning standards	<p>Design of the stormwater network will comply with established codes and standards.</p> <p>Design road crossing structures to provide an appropriate level of flood immunity for a 10-year flood event.</p>	<ul style="list-style-type: none"> <i>Queensland Urban Drainage Manual - NRW</i> <i>Natural Channel Design Guidelines</i>.

4.4.4 Transport network

- (1) The desired standard of service for the transport network is to provide a functional urban road hierarchy that supports settlement patterns, commercial and economic activities and freight movement.
- (2) The key desired standards of service used to plan the transport network are summarised in Table 4.4.4— Transport network desired standard of services.

Table 4.4.4 — Transport network desired standard of service

Column 1 Measure	Column 2 Planning criteria (qualitative standards)	Column 3 Design criteria (quantitative standards)
Road network design and planning standards	<p>The road network provides a functional urban and rural hierarchy and freight routes which support settlement patterns and commercial and economic activities.</p> <p>Design of the road system will comply with established codes and standards.</p>	<ul style="list-style-type: none"> The Department of Transport and Main Roads' <i>Planning and Design Manual and Interim Guide to Road Planning and Design Practice (May 2010)</i>. Australian Standards. AUSTROADS Guide to Road design (December 2009).
Public transport design and planning standards	New urban development is designed to accommodate the integration of public transport services and achieve safe walking distance to existing or potential bus stops or existing or proposed demand-responsive public transport routes.	<ul style="list-style-type: none"> Design accords with the Performance Criteria set by Department of Transport and Main Roads. AUSTROADS guides for road-based public transport and high occupancy vehicles. Commonwealth Standards for Accessible Public Transport 2002.
Cycleways and pathways design and planning standards	Cycleways and pathways provide a safe and convenient network which encourages walking and cycling as acceptable alternatives.	<ul style="list-style-type: none"> Australian Standards. AUSTROADS guides – Part 14 (Chapter 10). <i>Queensland Streets Manual</i>.

Column 1 Measure	Column 2 Planning criteria (qualitative standards)	Column 3 Design criteria (quantitative standards)
	Design of the network will comply with established codes and standards.	

4.4.5 Public parks and land for community facilities network

- (1) Council provides trunk parks and land for community facilities to provide for the full range of recreational and sporting activities and pursuits.
- (2) The key desired standards of service used to plan for trunk parks are summarised in Table 4.4.5–Rate of provision, accessibility and minimum size standards for trunk parks and Table 4.4.6–Public parks and land for community facilities network standard and embellishments.

Table 4.4.5 — Rate of provision, accessibility and minimum size standards for trunk parks

Column 1 Park type	Column 2 Rate of provision (Ha/1000 EP)	Column 3 Accessibility	Column 4 Minimum size
Recreation – local	1.5	500m	1.5 ha
Recreation – district	1.0	2.5km	2 ha
Recreation – regional	2.0	5km	2.5 ha
Sports	2.0	60km	5 ha +
Land for community facilities	Local government area		

Table 4.4.6 — Public parks and land for community facilities network standard and embellishments

Column 1 Embellishment type	Column 2 Park type			
	Recreation – local	Recreation – district	Recreation – regional	Sports
Parking				✓
Toilet		✓	✓	✓
Paths (pedestrian and cycle)		✓	✓	
Seating	✓	✓	✓	
Shade structures		✓	✓	
Covered seating and table	✓	✓	✓	
Tap and bubblers		✓	✓	
Bins	✓	✓	✓	✓
Landscaping (including earthworks, irrigation and revegetation)	✓	✓	✓	✓
Signage	✓	✓	✓	✓

4.5 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service up to 2031.

4.5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 3—Local government infrastructure plan mapping and tables:
 - (a) Local Government Infrastructure Plan Maps LGIP2.1a-2.4—Plans for trunk water supply infrastructure
 - (b) Local Government Infrastructure Plan Maps LGIP3.1a-3.2—Plans for trunk sewerage infrastructure
 - (c) Local Government Infrastructure Plan Maps LGIP4.1-4.4—Plan for trunk stormwater infrastructure
 - (d) Local Government Infrastructure Plan Maps LGIP5.1—Plans for trunk transport infrastructure
 - (e) Local Government Infrastructure Plan Maps LGIP6.1-6.4—Plans for trunk parks and land for community facilities infrastructure
- (2) The state infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant state infrastructure supplier.

4.5.2 Schedules of works

- (1) Details relating to the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model, which can be viewed here: www.charterstowers.qld.gov.au
- (2) The future trunk infrastructure, derived from the SOW model, is summarised in the following tables in Schedule 3—Local government infrastructure plan mapping and tables:
 - (a) for the water supply network, Table SC3.2.1—Water supply network schedule of works
 - (b) for the sewerage network, Table SC3.2.2—Sewerage network schedule of works
 - (c) for the stormwater network, Table SC3.2.3—Stormwater network schedule of works
 - (d) for the transport network, Table SC3.2.4—Transport network schedule of works
 - (e) for the parks and land for community facilities network, Table SC3.2.5—Parks and land for community facilities schedule of works

Editor's note – Extrinsic material

- (1) The below table identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.

List of extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
Local Government Infrastructure Plan Planning Assumptions Report	December 2019	Strategic AM and Urban Ethos
Schedule of Works Model	21 December 2019	Ethos Urban
Appointed Reviewers Checklist Second Compliance Review	12 December 2019	Ethos Urban
Appointed Reviewers Statement Second Compliance Check	12 December 2019	Ethos Urban

Part 5 Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

- (1) the category of development:
 - (a) prohibited;
 - (b) accepted, including accepted subject to requirements; and
 - (c) assessable development, that requires either code or impact assessment;
- (2) the category of assessment, code or impact, for assessable development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) an overlay where used.
- (3) the assessment benchmarks for assessable development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column);
 - (b) if there is an overlay:
 - (i) whether an overlay code applies (shown in section 5.8 Categories of development and assessment – Overlays); or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks for assessable development and requirements for accepted development' column) applies;
 - (c) any other applicable code(s) (shown in the 'assessment benchmarks for assessable development and requirements for accepted development' column);
 - (d) any requirements for accepted development which will need to be met in order for the development to remain accepted;
- (4) any variation to the category of assessment (shown as an 'if' in the 'category of development and assessment' column) that applies to the development.

Note—Development will only be taken to be prohibited development under the Town plan if it is identified as prohibited development in the Regulation.

Editor's note—Examples of matters that can vary the category of assessment are height or lot size provisions.

5.3 Categories of development and assessment

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

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

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1 (Definitions);
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2 (Mapping);
 - (b) if an overlay applies to the premises, by reference to the overlay map in Schedule 2 (Mapping);

- (3) determine if the development is accepted development under schedule 6 or 7 of the Regulation or is assessable or prohibited development under the Regulation;

Editor's note—Schedule 6 of the Regulation prescribes development that a Town plan can not 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 Town plan.

- (4) otherwise, determine the initial category of assessment by reference to the tables in:
 - section 5.4 Categories of development and assessment—Material change of use;
 - section 5.5 Categories of development and assessment—Reconfiguring a lot;
 - section 5.6 Categories of development and assessment—Building work;
 - section 5.7 Categories of development and assessment—Operational work;
- (5) a precinct of a zone may change the categories of development or assessment and this will be shown in the 'category of assessment' column of the tables in sections 5.4, 5.5, 5.6 and 5.7;
- (6) if an overlay applies, refer to section 5.8 (Categories of development or assessment – Overlays), to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the category of development and categories of assessment

- (1) A material change of use is assessable development requiring impact assessment:
 - (a) unless section 5.4 Categories of development and assessment—Material change of use 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 section 5.5 Categories of development and assessment—Reconfiguring a lot states otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless section 5.6 Categories of development and assessment—Building work or section 5.7 Categories of development and assessment—Operational work 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 overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2 Material change of use section(2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development or category of assessment under a zone than under an overlay, the highest category of development or assessment applies as follows:
 - (a) accepted development subject to requirements prevails over accepted development;
 - (b) code assessment prevails over accepted development where subject to requirements and accepted development;
 - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
- (8) Provisions of Part 9 (Other plans) may override any of the above.

- (9) The category of development prescribed under schedule 6 of the Regulation, overrides all other categories of development or assessment for that development under the Town plan to the extent of any inconsistency.
- (10) Despite all of the above, if development is listed as prohibited development under the Regulation, a development application can not be made.

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

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

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

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

- (5) Impact assessable development:
 - (a) is to be assessed against the identified assessment benchmarks in the Assessment benchmarks for assessable development and requirements for accepted development column (where relevant);
 - (b) assessment is to have regard to the whole of the Town plan, to the extent relevant;
 - (c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

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

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

5.4 Categories of development and assessment—Material change of use

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

5.4.1 Residential zones category

Table 5.4.1.1 — General residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Home-based business	Accepted development subject to requirements	
		Home-based business code
	Assessable development - Impact assessment	
	If not Accepted development subject to requirements	The Town plan
Dual occupancy Dwelling house Sales office	Accepted development subject to requirements	
		General residential zone code
Food and drink outlet Shop Office	Accepted development subject to requirements	
	Only within an existing non-residential building	General residential zone code
	Assessable development - Impact assessment	
	If not Accepted development subject to requirements	The Town plan
Child care centre Multiple dwelling Residential care facility Retirement facility Rooming accommodation	Assessable development - Code assessment	
	If building height does not exceed 8.5m and 2 storeys	General residential zone code Development works code Landscaping code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The Town plan

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

5.4.2 Centres zones category

Table 5.4.2.1 — Centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Caretakers accommodation Dwelling unit	Accepted development subject to requirements	
		Centre zone code
Home-based business	Accepted development subject to requirements	
		Home-based business code
	Assessable development - impact assessment	
	If not Accepted development subject to requirements	The Town plan
Telecommunications facility	Accepted development subject to requirements	
		Telecommunications facility code
Adult store Agricultural supplies store Bar Car wash Club Community care centre Community use Educational establishment Food and drink outlet Function facility Funeral parlour Garden Centre Hardware and trade supplies Health care services Indoor sport and recreation	Accepted development	
	If involving the reuse of an existing building and not involving building work	No assessment benchmarks apply
	Assessable development - Code assessment	
	In all other circumstances	Centre zone code Development works code Landscaping code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Market Office Outdoor sales Service industry Shop Shopping centre Showroom Theatre Veterinary services		
Child care centre Parking station Place of worship Service station Short-term accommodation	Assessable development - Code assessment	Centre zone code Development works code Landscaping code
Multiple dwelling Rooming accommodation	Assessable development - Code assessment Where dwellings are located above the ground floor level	Centre zone code Development works code Landscaping code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	The Town plan	

5.4.3 Industry zones category

Table 5.4.3.1 — Industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity	No assessment benchmarks apply
	Assessable development - Code assessment	
	In all other circumstances	Industry zone code Development works code Landscaping code
Indoor sport and recreation	Accepted development	
	Where using an existing building	No assessment benchmarks apply
	Assessable development - Code assessment	
	In all other circumstances	Industry zone code Development works code Landscaping code
Caretaker's accommodation	Accepted development subject to requirements	
		Industry zone code
Telecommunications facility	Accepted development subject to requirements	
		Telecommunication facility code
Low impact industry Service industry Warehouse	Accepted development subject to requirements	
	Only where the land does not adjoin the General residential zone	Industry zone code
		Development works code
Assessable development - Code assessment		
Agricultural supplies store		Industry zone code
Bulk landscape supplies		Development works code
Car wash		Landscaping code
Crematorium		
Educational establishment		
Food and drink outlet		
Funeral parlour		
Garden centre		
Hardware and trade supplies		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Brothel Major electricity infrastructure Medium impact industry Outdoor sales Research and technology industry Service station Transport depot	Assessable development - Code assessment Only where the land does not adjoin the General residential zone	Industry zone code Development works code Landscaping code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The Town plan

Table 5.4.4.2 — Industry investigation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry Major electricity infrastructure Park Substation	Accepted development	
	Where Major electricity infrastructure, if proposed as underground infrastructure (inclusive of associated transition structures) Where Substation, if undertaken by a public sector entity	No assessment benchmarks apply
	Assessable development - Code assessment	
	Where Major electricity infrastructure, where land does not adjoin land within the General residential zone	Industry investigation zone code Development works code
Emergency services Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
	Assessable development - Code assessment	
Telecommunications facility	Accepted development subject to requirements	
Sales office	Accepted development subject to requirements	
Caretaker's accommodation	Accepted development subject to requirements	
		Industry investigation zone code
	Assessable development - Impact assessment	
Assessable development - Impact assessment Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The Town plan
		The Town plan

5.4.4 Recreation zone category

Table 5.4.4.1 — Recreation and open space zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility	Accepted development	
Park		No assessment benchmarks apply
Permanent Plantation		
Major electricity infrastructure	Accepted development	
	If proposed as underground infrastructure (inclusive of associated transition structures)	No assessment benchmarks apply
Emergency services	Accepted development	
Utility installation	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Substation		
Telecommunications facility	Accepted development subject to requirements	
		Telecommunications facility code
Caretaker's accommodation	Accepted development subject to requirements	
Dwelling unit		Recreation and open space zone code
Market		
Outdoor sport and recreation		
Club	Accepted development	
Community use	If involving the reuse of an existing building and not involving building work	No assessment benchmarks apply
Function facility		
Indoor sport and recreation	Assessable development - Code assessment	
	If not involving the reuse of existing building	Recreation and open space zone code Development works code Landscaping code
Assessable development - Impact assessment		
Any other use not listed in this table.		The Town plan
Any use listed in the table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use.		

5.4.5 Environmental zones category

Table 5.4.5.1 — Environmental management and conservation zone

Use	Categories of development and assessment	Assessment assessable requirements for development	benchmarks for development for	and accepted
Environment facility	Accepted development			
Landing* Major electricity infrastructure Outstation Park <small>*Editor's note—Assessment may be triggered through other legislation</small>	Where Major electricity infrastructure, if proposed as underground infrastructure (inclusive of associated transition structures)	No assessment benchmarks apply		
Emergency services	Accepted development			
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply		
Telecommunications facility	Assessable development - Code assessment			
		Telecommunications facility code		
Substation	Assessable development - Code assessment			
		Environmental management and conservation zone code		
Caretakers accommodation	Accepted development subject to requirements			
		Environmental management and conservation zone code		
Nature based tourism	Assessable development - Code assessment			
Utility installation Substation		Environmental management and conservation zone code Development works code Landscaping code		
Assessable development - Impact assessment				
Any other use not listed in this table.		The Town plan		
Any use listed in the table and not meeting the description listed in the categories of development and assessment column.				
Any other undefined use.				

5.4.6 Tourism zones category

Table 5.4.6.1 — Minor tourism zone

Use	Categories of development and assessment	Assessment assessable requirements for development	benchmarks for development	for and accepted
Environment facility	Accepted development			
Major electricity infrastructure	Where Major electricity infrastructure, if proposed as underground infrastructure (inclusive of associated transition structures), otherwise Impact assessment	No assessment benchmarks apply		
Park				
Emergency services	Accepted development			
Substation	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply		
Utility installation	Assessable development - Code assessment			
	If not undertaken by a public entity	Minor tourism zone code		
Caretaker's accommodation	Accepted development subject to requirements			
Dwelling unit		Minor tourism zone code		
Nature based tourism	Assessable development - Code assessment			
Short-term accommodation		Minor tourism zone code		
Tourist park		Development works code Landscaping code		
Food and drink outlet	Assessable development - Code assessment			
Shop	Where not adjoining land in the General residential zone	Minor tourism zone code Development works code Landscaping code		
Assessable development - Impact assessment				
Any other use not listed in this table.		The Town plan		
Any use listed in the table and not meeting the description listed in the categories of development and assessment column.				
Any other undefined use.				

5.4.7 Other zones category

Table 5.4.7.1 — Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cemetery Major electricity infrastructure Park	Accepted development	
	Where Major electricity infrastructure, if proposed as underground infrastructure (inclusive of associated transition structures)	No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Caretaker's accommodation Child care centre Community care centre Community use Educational establishment Health care services Indoor sport and recreation Market Outdoor sport and recreation Place of worship	Accepted development subject to requirements	
	If involving the reuse of an existing building and not involving building work	Community facilities zone code
Club	Assessable development - Code assessment	
	In all other circumstances	Community facilities zone code Development works code Landscaping code
Club	Accepted development subject to requirements	
	If: (a) involving the reuse of an existing building and not involving building work; and (b) not involving a permanent liquor or gaming licence.	Community facilities zone code
	Assessable development - Code assessment	
Residential care facility	If not involving the sale of liquor or gaming	Community facilities zone code Development works code Landscaping code
	Assessable development - Code assessment	
		Community facilities zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Development works code Landscaping code
Food and drink outlet Shop	Assessable development - Code assessment Where Gross Floor Area (GFA) does not exceed 150m ²	Community facilities zone code Development works code Landscaping code
Hospital Short-term accommodation	Assessable development - Code assessment Where in the Hospital and health care services precinct	Community facilities zone code Development works code Landscaping code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The Town plan

Table 5.4.7.2 — Emerging community zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry Cropping Major electricity infrastructure Park	Accepted development	
	Where Major electricity infrastructure, if proposed as underground infrastructure (inclusive of associated transition structures)	No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Caretaker's accommodation Dwelling house Sales office	Accepted development subject to requirements	
		Emerging community zone code
Home-based business	Accepted development subject to requirements	
		Home business code
	Assessable development - Impact assessment	
Outdoor sport and recreation	If not Accepted development subject to requirements	The Town plan
	Assessable development - Code assessment	
Assessable development - Impact assessment Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	Emerging community zone code Development works code Landscaping code	
	The Town plan	

Table 5.4.7.3 — Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry Environment facility Major electricity infrastructure Outstation Park Permanent plantation	Accepted development	
	Where Major electricity infrastructure, if proposed as underground infrastructure (inclusive of associated transition structures)	No assessment benchmarks apply
Cropping	Accepted development	
		No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity	No assessment benchmarks apply
Intensive horticulture Roadside stall	Accepted development subject to requirements	
		Rural zone code
Nature based tourism Short-term accommodation (where a farm stay)	Accepted development subject to requirements	
	Where up to 10 guests	Rural zone code
Caretaker's accommodation Dwelling house Dwelling unit Rural workers accommodation	Accepted development subject to requirements	
		Rural zone code
	Assessable development - Code assessment	
	Where involving kennels or catteries	Rural zone code
Animal keeping	Accepted development subject to requirements	
	Where not involving kennels or catteries	Rural zone code Development works code
	Assessable development - Code assessment	
	Where involving kennels or catteries	Rural zone code
Home-based business	Accepted development subject to requirements	
		Home-based business code
	Assessable development – Impact assessment	
	If not Accepted development subject to requirements	Home-based business code
Telecommunications	Accepted development subject to requirements	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
facility		Telecommunications facility code
Agricultural supplies store Bulk landscape supplies Club Community use Food and drink outlet Function facility Garden centre Market Outdoor sport and recreation Renewable energy facility (where a solar farm) Rural industry Tourist park Wholesale nursery Winery	Assessable development - Code assessment	
		Rural zone code Development works code Landscaping code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The Town plan

Table 5.4.7.4 — Rural residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cropping Major electricity infrastructure Park	Accepted development	
	Where Major electricity infrastructure, if proposed as underground infrastructure (inclusive of associated transition structures)	No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Animal husbandry Dwelling house Roadside stall	Accepted development subject to requirements	
		Rural residential zone code
Home-based business	Accepted development subject to requirements	
		Home-based business code
	Assessable development - Impact assessment	
If not Accepted development subject to requirements	The Town plan	
Community use	Assessable development - Code assessment	
		Rural residential zone code Development works code
Caretakers accommodation	Accepted development subject to requirements	
	Where in the Hervey Range precinct	Rural residential zone code
Food and drink outlet Function facility Nature based tourism Short-term accommodation Tourist park	Assessable development - Code assessment	
	Where in the Hervey Range precinct	Rural residential zone code Development works code
		Landscaping code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The Town plan

Table 5.4.7.5 — Special purpose zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services Major electricity infrastructure Park Utility installation	Accepted development	
	Where Major electricity infrastructure, if proposed as underground infrastructure (inclusive of associated transition structures)	No assessment benchmarks apply
Substation	Accepted development	
	Where undertaken by a public sector entity	No assessment benchmarks apply
Animal husbandry	Accepted development	
	Where not: (i) in the Airport precinct; (ii) adjoining land in the General residential zone.	No assessment benchmarks apply
Telecommunications facility	Accepted development subject to requirements	
		Telecommunications facility code
Caretaker's accommodation Transport depot Outdoor sport and recreation	Assessable development - Code Assessment	
	Where not in the Airport precinct	Special purpose zone code Development works code
Air service	Assessable development - Code Assessment	
	Where in the Airport precinct	Special purpose zone code Development works code
Intensive animal industry (where a cattle saleyard) Major sport, recreation and entertainment facility (where an arena or stadium) Agricultural supplies store Educational establishment (where associated with rural or agricultural industry)	Assessable development - Code Assessment	
	Where in the Saleyard precinct	Special purpose zone code Development works code Landscaping code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Research and technology industry (where associated with rural or agricultural industry) Transport depot		
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The Town plan

Table 5.4.7.6 — Township zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major electricity infrastructure Park	Accepted development	
	Where Major electricity infrastructure, if proposed as underground infrastructure (inclusive of associated transition structures)	No assessment benchmarks apply
Emergency services Substation Utility installation	Accepted development	
	If undertaken by a public sector entity and where the development footprint is less than 500m ²	No assessment benchmarks apply
Home-based business	Accepted development subject to requirements	
		Home base business code
	Assessable development - Impact assessment	
Caretaker's accommodation Dual occupancy Dwelling house Dwelling unit	Accepted development subject to requirements	Township zone code
	If not Accepted development subject to requirements	
Bar Club Community care centre Community use Food and drink outlet Health Care services Market Nature based tourism Office Service industry Shop	Accepted development subject to requirements	
	If involving the reuse of an existing non-residential building and not involving building work	Township zone code
	Assessable development - Code assessment	
	In all other circumstances	Township zone code Development works code Landscaping code
	Assessable development - Code assessment	
Agricultural supplies store Bulk landscape supplies Child care centre Garden centre Hardware and trade supplies	Assessable development - Code assessment	
		Township zone code
		Development works code
		Landscaping code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Indoor sport and recreation Low impact industry Outdoor sales Place of Worship Service station Warehouse Short-term accommodation Shopping centre Tourist park Veterinary services		
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The Town plan

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

5.5 Categories of development and assessment—Reconfiguring a lot

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

Table 5.5.1 — Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Centre Community facilities Environmental management and conservation General residential zone Industry Minor tourism Recreation and open space Special purpose Minor Tourism Township	Assessable development - Code assessment	
	In all circumstances	The relevant zone code Reconfiguring a lot code Development works code
Emerging community Industry investigation zone	Assessable development - Code assessment	
	If the size of all lots created are equal to, or greater than 50ha	The relevant zone code Reconfiguring a lot code Development works code
	Assessable development - Impact assessment	
In all other circumstances	The Town plan	
Rural residential	Assessable development - Code assessment	
	If all lots created are equal to, or greater than 0.5ha in area and 50m in frontage where not in the Hervey Range or Environs precincts	Rural residential zone code Reconfiguring a lot code Development works code
	If all lots created are equal to, or greater than 2ha in area and a frontage of 80m where in the Hervey Range precinct	
	If all lots created are equal to, or greater than 8ha in area and a frontage of 80m in the Environs precinct	
	Assessable development - Impact assessment	
In all other circumstances	The Town plan	
Rural	Assessable development - Code assessment	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If all lots created are equal to, or greater than 5,000ha in area	Rural zone code Reconfiguring a lot code Development works code
Assessable development - Impact assessment		
	In all other circumstances	The Town plan
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

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

5.6 Categories of development and assessment—Building work

There is no building work regulated by the Town plan other than where identified in an overlay in section 5.8 of this Town plan.

5.7 Categories of development and assessment—Operational work

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

Table 5.7.1 — Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Accepted development subject to requirements	
	Where excavating or filling that is: (a) less than 1 metre above or below ground level and involving more than 100m ³ of material; or (b) 1 metre or more above or below ground level and involving more than 50m ³ of material	Development works code
Assessable development - Code assessment		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

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

5.8 Categories of development and assessment—Overlays

The following table identifies where an overlay changes the categories of development and assessment from that stated in a zone and the relevant assessment benchmarks.

Table 5.8.1 — Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Bushfire hazard overlay		
If in a high or very high bushfire hazard area		
Any material change of use for: (a) caretakers accommodation (b) Dwelling house	Assessable development - Code assessment	Bushfire hazard overlay code
Any material change of use for: (a) Agricultural supplies store (b) Bulk landscape supplies (c) Club (d) Community use (e) Food and drink outlet (f) Function facility (g) Garden centre (h) Market (i) Nature based tourism (j) Outdoor sport and recreation (k) Rural industry (l) Rural workers accommodation (m) Short-term accommodation (n) Tourist park (o) Wholesale nursery	Assessable development - Impact assessment	The Town plan
Any other material change of use	No change to categories of development and assessment	Bushfire hazard overlay code
If in a medium bushfire hazard area		
Any material change of use	No change to categories of development and assessment	Bushfire hazard overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
If in a medium, high or very high bushfire hazard area		
Reconfiguring a lot	No change to categories of development and assessment	Bushfire hazard overlay code
Flood hazard overlay		
Any material change of use where, Accepted development subject to requirements in the relevant zone, for: (a) caretakers accommodation; (b) Dual occupancy; (c) Dwelling house; (d) dwelling unit; (e) nature based tourism; (f) Rural workers accommodation; (g) Short-term accommodation (where a farm stay).	Assessable development - Code assessment where in the: i. significant, high or extreme Queensland Reconstruction Authority level 2 Flood hazard areas; or ii. Queensland Reconstruction Authority level 1 Flood hazard areas	Flood hazard overlay code
Any other material change of use	No change to categories of development and assessment	Flood hazard overlay code
Any reconfiguring a lot	No change to categories of development and assessment	Flood hazard overlay code
Operational work where not associated with a material change of use or reconfiguring a lot	Assessable development - Code assessable	Flood hazard overlay code
Heritage overlay		
If located on a local heritage place		
Any reconfiguring a lot	No change to assessment level	Heritage overlay code
Any building work whether or not associated with a material change of use. Editor's note – this does not include:	Code assessment	Heritage overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
(a) building work where involving demolition work; or (b) minor building work.		
Any building work where involving the demolition, partial demolition or removal of a local heritage place	Impact assessment	The Town plan
Operational work (where an advertising device)	Accepted development subject to requirements	Heritage overlay code
Natural environment overlay		
Material change of use	No change to categories of development and assessment	Natural environment overlay code
Reconfiguring a lot	No change to categories of development and assessment	Natural environment overlay code
Operational work where not associated with a material change of use or reconfiguring a lot and involving the clearing of vegetation	Assessable development - Code assessment	Natural environment overlay code
Any other operational work	No change to categories of development and assessment	Natural environment overlay code
Regional infrastructure overlay		
Material change of use and/or Building work where located within the Building restricted area	No change to categories of development and assessment where building height does not exceed 12m otherwise code assessment	Regional infrastructure overlay code
Any other material change of use	Code assessment where not in the Building restricted area	Regional infrastructure overlay code
Any reconfiguring a lot	No change to categories of development and assessment	Regional infrastructure overlay code
Operational work	No change to categories of development and assessment	Regional infrastructure overlay code
Residential character overlay		
Dwelling house Dual occupancy	Accepted development subject to requirements	Residential character overlay code
	Code assessment where not achieving Accepted development subject to requirements	Residential character overlay code

Note—Some overlays may only be included for information purposes. This should not change the category of development or assessment or the assessment benchmarks in the Town plan.

Part 6 Zones

6.1 Preliminary

- (1) Zones organise the Town plan area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2 (Mapping).
- (3) The categories of development and assessment for development in a zone are in Part 5 Tables of Assessment.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (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; and
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the Town plan:
 - (a) Residential zones category:
 - (i) General residential zone code.
 - (b) Centre zones category:
 - (i) Centre zone code.
 - (c) Industry zones category:
 - (i) Industry zone code; and
 - (ii) Industry investigation zone code.
 - (d) Recreation zones category:
 - (i) Recreation and open space zone code.
 - (e) Environmental zones category:
 - (i) Environmental management and conservation zone code.
 - (f) Tourism zone category:
 - (i) Minor tourism zone.
 - (g) Other zones category:
 - (i) Community facilities zone code;
 - (ii) Emerging community zone code;
 - (iii) Rural zone code;
 - (iv) Rural residential zone code;
 - (v) Special purpose zone; and
 - (vi) Township zone code.

6.2 Zone codes

6.2.1 Residential zone category

6.2.1.1 General residential zone code

6.2.1.1.1 Application

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

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.1.1.2 Purpose

- (1) The purpose of the General residential zone is to provide for:
 - (a) residential uses; and
 - (b) community uses, small-scale services, facilities and infrastructure to support local residents.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) development is low rise and consistent with the low-density character of the existing neighbourhoods within the Charters Towers urban area;
 - (b) development provides a range of residential dwelling choices including Dwelling houses, Dual occupancy and attached housing forms such as Multiple dwellings, retirement facilities, residential care facilities and Rooming accommodation;
 - (c) detached housing forms such as Dwelling houses and Dual occupancy forms are located on standard residential lot sizes;
 - (d) attached housing forms such as Multiple dwellings, residential care facilities and retirement facilities are accommodated on larger sites to ensure:
 - (i) building bulk, density and the development footprint complements the surrounding area;
 - (ii) setbacks ensure privacy and limit overshadowing on adjoining sites; and
 - (iii) sufficient open space and car parking areas are provided.
 - (e) buildings are of a scale, height and size that complement the low rise residential neighbourhood character through design elements that reduce building bulk and create an attractive streetscape;
 - (f) development creates pleasant living environments that ensure privacy, access to sunlight, open space, ventilation and natural climate control;
 - (g) development supports safe and walkable neighbourhoods that are well connected to community facilities, employment nodes, centres, open space and recreational areas, community services and educational opportunities in other zones;
 - (h) small scale non-residential uses may be supported (particularly in existing non-residential buildings) where such uses directly support the day to day needs of the immediate residential community, ensure reasonable neighbourhood amenity and do not undermine the viability of nearby centres;
 - (i) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and active transport use;
 - (j) development is supported by transport infrastructure that is designed to provide and promote safe and efficient movement including walking and cycling;
 - (k) development is supported by necessary open space, recreational areas and appropriate infrastructure to support the needs of the local community;
 - (l) development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting, overshadowing, privacy and other locally specific impacts;

- (m) development responds to land constraints, including but not limited to, former mining activities and land contamination;

Editor's note—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, proponents 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.

- (n) development mitigates any adverse impacts on adjoining areas of environmental significance through location, design, operation and management requirements; and
- (o) residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and other major facilities.

Table 6.2.1.1.3(a) — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form	
<p>PO1</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) are low rise; (b) do not create unreasonable overshadowing on adjoining residential properties; and (c) do not adversely impact on the residential character and amenity of the area. 	<p>AO1</p> <p>Building height does not exceed 8.5m and 2 storeys above ground level.</p>
<p>PO2</p> <p>Residential buildings:</p> <ul style="list-style-type: none"> (a) are proportionate to the size and street frontage of the site; (b) protect residential neighbourhood character; (c) provide setbacks that maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for adjoining properties; (d) provide for adequate open space and landscape areas; (e) reduce building bulk; and (f) allow casual surveillance of the street. 	<p>AO2.1</p> <p>Where a Multiple dwelling, Residential care facility, Retirement facility or Rooming accommodation, development is in accordance with Table 6.2.1.1.3(b)—Siting requirements.</p>
	<p>AO2.2</p> <p>Where a Dual occupancy:</p> <ul style="list-style-type: none"> (a) site cover is a maximum of 50% of the total site area; and (b) minimum street frontage is 30m. <p>Editor's note—Setbacks for a Dwelling house and Dual occupancy are regulated in the QDC.</p>
Residential density	
<p>PO3</p> <p>Residential density reflects the residential character of the area.</p>	<p>AO3.1</p> <p>Residential density is a maximum of:</p> <ul style="list-style-type: none"> (a) 1 dwelling per lot where a Dwelling house (including 1 Secondary dwelling); or (b) 1 dwelling per 450m² where Dual occupancy; or (c) 1 dwelling per 240m² where a Multiple dwelling.
	<p>AO3.2</p> <p>Where a Dwelling house, any Secondary dwelling is:</p> <ul style="list-style-type: none"> (a) a maximum of 80m² GFA; and

Performance outcomes	Acceptable outcomes
	(b) within 10m of the main building.
Open space	
PO4 Development must provide sufficient and accessible open space for resident's needs.	AO4.1 Where a Multiple dwelling, Retirement facility or Rooming accommodation, minimum open space requirements are provided in accordance with the following: (a) 30m ² private open space per ground storey dwelling with a minimum dimension of 5m in any direction; (b) for dwellings above ground storey, a balcony with a minimum area of 12m ² and a minimum dimension of 3m; and (c) development greater than 18 dwellings provides a minimum communal open space area of 50m ² with a minimum dimension of 10m.
	AO4.2 Private open space is directly adjacent to the main living area.
Design and streetscape	
PO5 Driveways and parking areas including garages must not visually dominate the street.	AO5.1 Carparking areas where a Multiple dwelling, Retirement facility or Rooming accommodation, are located behind the main building.
	AO5.2 Vehicle access is provided through a: (a) 1 paired driveway for a Dual occupancy (where not on a corner lot); (b) single driveway where a Multiple dwelling, Residential care facility, Retirement facility or Rooming accommodation.
Use - Sales office	
PO6 The use does not adversely impact on the residential amenity of the surrounding land uses and local character.	AO6.1 Development of the sales office is in place for no more than two years.
	AO6.2 The site coverage of the building is a maximum of 50% of the site area.
	AO6.3 There are a maximum of 2 employees on- site at any one time.
	AO6.4 The use operates between 8:00 and 18:00 Monday to Saturday and 9:00 to 13:00 on Sunday.

Performance outcomes	Acceptable outcomes
Use - Food and drink outlet, Office or Shop if using an existing non-residential building	
<p>PO7</p> <p>Non-residential uses within an existing non-residential building do not adversely impact on the amenity of area.</p>	<p>AO7</p> <p>Hours of operation are limited to 7:00 – 19:00 daily.</p>
For all assessable development	
Design and streetscape	
<p>PO8</p> <p>Development has a high-quality appearance and makes a positive contribution to the streetscape.</p>	<p>AO8.1</p> <p>Landscaping is to be provided at a minimum dimension of 1.5m in width along the full frontage of any road.</p> <p>AO8.2</p> <p>For any Multiple dwelling or Retirement facility, balconies or verandahs occupy a minimum of 50% of the building facade fronting the street.</p>
<p>PO9</p> <p>Pedestrian entries:</p> <p>(a) are visible from the street and visitor car parking areas;</p> <p>(b) are separate to vehicle access points;</p> <p>(c) incorporate sun and rain shelter, such as overhangs or awnings; and</p> <p>(d) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc).</p>	<p>No acceptable outcome is nominated.</p>
<p>PO10</p> <p>Buildings must be orientated to facilitate casual surveillance of the street and any adjoining public space.</p> <p>Editor's note–This applies to all street frontages where development fronts more than 1 street.</p>	<p>AO10</p> <p>Buildings fronting a street or public space include the following features:</p> <p>(a) large windows associated with living areas; or</p> <p>(b) balconies or verandahs.</p>
<p>PO11</p> <p>Development facilitates the security of people and property having regard to:</p> <p>(a) opportunities for casual surveillance and sight lines;</p> <p>(b) exterior building design that promotes safety;</p> <p>(c) adequate lighting;</p> <p>(d) appropriate signage and wayfinding;</p> <p>(e) minimisation of entrapment locations;</p> <p>(f) clearly visible placement and location of letterboxes for identification by emergency services; and</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(g) building entrances, loading and storage areas that are well lit and lockable after hours.</p> <p>Editor's note—Applicants should have regard to <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	
<p>PO12</p> <p>Design elements contribute to an interesting and attractive building through:</p> <p>(a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings;</p> <p>(b) variations in materials and building form;</p> <p>(c) modulation in the façade, horizontally or vertically;</p> <p>(d) articulation of building entrances and openings;</p> <p>(e) corner treatments to address both street frontages;</p> <p>(f) elements which assist in wayfinding and legibility; and</p> <p>(g) elements which relate to the context including surrounding buildings, parks, streets and open spaces.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO13</p> <p>Roof form assists in reducing the appearance of building bulk by:</p> <p>(a) articulating individual dwellings; and</p> <p>(b) incorporating variety in design through use of roof pitch, height, gables and skillions.</p>	<p>No acceptable outcome is nominated.</p>
Open space	
<p>PO14</p> <p>Open space is oriented to provide adequate sunlight and prevailing breeze.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO15</p> <p>Communal open space is:</p> <p>(a) designed to provide useable areas for communal activities such as clothes drying and social interaction; and</p> <p>(b) is not dominated by landscaping.</p>	<p>No acceptable outcome is nominated.</p>
Amenity	
<p>PO16</p> <p>Habitable spaces must not directly overlook dwellings on adjacent land.</p>	<p>AO16</p> <p>Habitable room windows of a dwelling are separated a minimum of 9m from a habitable room window or private open space of another dwelling unless:</p>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> (a) windows have translucent glazing or sill heights of at least 1.5m; or (b) there is a 1.8m high dividing fence at ground level; (c) outlook from windows, balconies, and terraces of a dwelling is screened where screening is; <ul style="list-style-type: none"> (i) a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings; and (ii) permanent and fixed, and designed to complement the development.
<p>PO17</p> <p>Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on site environment and provide shading.</p> <p>Editor's note—Applicants are also referred to the Landscaping code.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO18</p> <p>Outdoor activity, plant equipment, waste, storage and servicing areas are screened from adjoining properties and from the street.</p>	<p>AO18</p> <p>Outdoor activity, plant equipment, waste, storage and servicing areas are:</p> <ul style="list-style-type: none"> (a) not located adjacent to any road frontage; and (b) screened from public view by either: <ul style="list-style-type: none"> (i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or (ii) mature landscaping that has the same effect as a 1.8m high wall.
Effects of development	
<p>PO19</p> <p>Development responds sensitively to on site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage line is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>
<p>PO20</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic and parking; (c) visual impact; (d) odour and emissions; and (e) lighting. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.</p>	
<p>PO21</p> <p>All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses; (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, major road, infrastructure corridor and rail network in the vicinity; and (c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land. <p>Editor's note—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, proponents 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.</p>	No acceptable outcome is nominated.
Use - Child care centre	
<p>PO22</p> <p>Development is low impact, limited in scale and:</p> <ul style="list-style-type: none"> (a) compatible with neighbouring residential uses and complementary to local character; (b) incorporates design elements that are consistent with the surrounding residential development; (c) supports the day to day needs of residents; (d) located on a site which must adequately accommodate activity needs and space requirements; and (e) does not undermine the viability of nearby centres. 	No acceptable outcome is nominated.
<p>PO23</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Development is highly accessible and is co-located with, or located close to, the commercial centre of Charters Towers or other community or recreation uses.	
PO24 Development does not adversely impact on the amenity of area.	AO24 Hours of operation are limited to 6.00 to 19.00 daily.
PO25 Buildings are located on the site to maximise the residential amenity of residents and neighbours.	AO25 Buildings are setback a minimum of: (a) 6m from the front and rear boundary; and (b) 3m from the side boundary
PO26 Development must ensure residential amenity is maintained on adjoining properties.	AO26 Development provides a 1.8m acoustic screen fence where adjoining a residential use.
PO27 The development minimises: (a) the hazards of heavy traffic; (b) adverse impacts on the prevailing road hierarchy; and (c) on site conflict between children's activities, pedestrian movement, vehicle movement and car parking.	No acceptable outcome is nominated.

6.2.1.1.3 Specific benchmarks for assessment

Table 6.2.1.1.3(b) — Siting requirements

Element		Acceptable solutions	
4.1	Minimum frontage	30m	
4.2	Minimum area	1,200m ²	
4.3	Maximum site cover	50%	
4.4	Minimum Setbacks	Front	3m (Outer most projection and including all street frontages where a corner lot) 5m to any garage on a street frontage
		Rear	6m (where not on a corner lot)
		Side	1.5m not including eaves
		Boundary	Limited to 1 side boundary with a maximum length 10m and maximum height 3.5m
4.5	Built to walls		

6.2.2 Centre zone category

6.2.2.1 Centre zone code

6.2.2.1.1 Application

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

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.2.1.2 Purpose

- (1) The purpose of the Centre zone is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) promotion of a mix of commercial, business, professional and retail activities;
 - (b) development is generally established in accessible, well-connected locations with access to cycling and pedestrian networks;
 - (c) service industries may be appropriate in the zone;
 - (d) commercial buildings:
 - (i) provide ground level activation with Shop fronts and pedestrian entries;
 - (ii) address all street frontages; and
 - (iii) include façade treatments, awnings and building materials that are complementary to the historic building character of Gill and Mosman streets;
 - (e) development is designed to maximise energy efficiency and water conservation;
 - (f) development provides a high level of amenity and is reflective of the surrounding character of the area;
 - (g) development is supported by appropriate infrastructure and essential services;
 - (h) development is of a scale, location and configuration that integrates and complements the heritage values of buildings and streetscapes;
 - (i) development responds to land constraints, including but not limited to, former mining activities and land contamination.

Editor's note—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, proponents 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.

6.2.2.1.3 Specific benchmarks for assessment

Table 6.2.2.1.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form (if involving building work)	
PO1 Building height: (a) is consistent with the intended character of the centre; and (b) does not result in a significant loss of visual amenity.	AO1 Building height does not exceed 2 storeys.
Use - Dwelling unit	

Performance outcomes	Acceptable outcomes
<p>PO2</p> <p>Development does not compromise ground level business activities being established.</p>	<p>AO2</p> <p>Development is located either:</p> <p>(a) above the ground floor level; or</p> <p>(b) to the rear of ground level business activities.</p>
<p>PO3</p> <p>Development must provide sufficient and accessible open space for residents needs.</p>	<p>AO3</p> <p>Development provides a minimum of 16m² private open space for a dwelling unit with a minimum dimension of 3m in any direction.</p>
Use - Caretaker's accommodation	
<p>PO4</p> <p>Development:</p> <p>(a) is ancillary to the primary non-residential use;</p> <p>(b) provides adequate private open space for the caretaker; and</p> <p>(c) does not compromise ground level business activities being established.</p>	<p>AO4.1</p> <p>No more than 1 Caretaker's accommodation unit is established on the site.</p>
	<p>AO4.2</p> <p>Caretaker's accommodation is a maximum of 50m² in GFA.</p>
	<p>AO4.3</p> <p>Caretaker's accommodation is</p> <p>(a) located above the ground floor level; or</p> <p>(b) to the rear of ground level business activities.</p>
	<p>AO4.4</p> <p>Caretaker's accommodation is provided with a private open space area which:</p> <p>(a) is directly accessible from a habitable room; and</p> <p>(b) where a balcony, a veranda or a deck, has a minimum area of 15m² with minimum horizontal dimensions of 1.25m.</p>
For all assessable development	
Land use, scale and tenancy mix	
<p>PO5</p> <p>Development:</p> <p>(a) provides for a range of retail, commercial, community, entertainment and recreational activities; and</p> <p>(b) is of a size and scale that meets the needs of the local community.</p>	No acceptable outcome is nominated.
<p>PO6</p> <p>Development provides a diverse mix of building types and tenancy sizes to support a range of business and community uses and enterprise opportunities.</p>	No acceptable outcome is nominated.
Centre design	
<p>PO7</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>Development:</p> <ul style="list-style-type: none"> (a) is proportionate to the size and street frontage of the site; (b) maintains and enhances the existing streetscape; (c) protects adjacent amenity; (d) maintains appropriate levels of light and solar penetration, air circulation, privacy for adjoining properties; (e) provides for public space and landscape areas; and (f) reduces building bulk. 	
<p>PO8</p> <p>Buildings are designed to:</p> <ul style="list-style-type: none"> (a) overlook the external street network by having buildings built up to the street alignments and providing active building frontages to public streets and spaces; (b) respect and complement the existing historic building character of the area; (c) maintain an appropriate human scale; (d) minimise the use of highly reflective materials; and (e) respond to climatic conditions. 	No acceptable outcome is nominated.
<p>PO9</p> <p>Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> (a) variations in materials that are reflective of the historic building character of the main streets of Gill and Mosman Street; (b) changes in building form to enable articulation of facades and differentiation between buildings; (c) modulation in the façade, horizontally or vertically; (d) articulation of building entrances and openings; (e) corner treatments to address all street frontages; and (f) elements which assist in wayfinding and legibility. 	No acceptable outcome is nominated.
<p>PO10</p> <p>Building caps and rooftops contribute to the architectural distinction of the building, and effectively screen service structures, lift over-runs, plant and equipment.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO11</p> <p>Development is designed to facilitate the safety and security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of personal concealment and entrapment locations; and (f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points. <p>Editor's note—Applicants should have regard to <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	<p>No acceptable outcome is nominated.</p>
Street interface	
<p>PO12</p> <p>Parapet walls ensure the appearance of buildings from the street is consistent in scale and height of historical commercial buildings in Charters Towers.</p>	<p>AO12</p> <p>Buildings include a parapet wall facing the street frontage with a building height a minimum of 1 storey or 6.5m and a maximum of 2 storeys or 9.5m.</p>
<p>PO13</p> <p>Buildings and pedestrian entries:</p> <ul style="list-style-type: none"> (a) are visible and accessible from the main street and car parking areas; (b) incorporate well designed and functional sun and rain shelter, such as overhangs or awnings; and (c) are defined by design elements (such as recessing of doors and landscaping). 	<p>No acceptable outcome is nominated.</p>
<p>PO14</p> <p>Buildings must provide continuous pedestrian shelter along the main commercial streets of Charters Towers.</p>	<p>AO14</p> <p>Buildings must provide a post supported awning with a minimum width of 3.5m along the full street frontage of the site where fronting either Gill Street or Mosman Street.</p>
<p>PO15</p> <p>Buildings include windows and openings to:</p> <ul style="list-style-type: none"> (a) promote street life and business activities; (b) encourage strong indoor/outdoor relationships at ground level; and (c) to facilitate casual surveillance. 	<p>No acceptable outcome is nominated.</p>
<p>PO16</p> <p>Development contributes towards high quality streetscape outcomes that integrate effectively with the street and along key pedestrian and cycle routes.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO17</p> <p>Development must ensure safe, convenient and legible connections and pathways are provided:</p> <p>(a) for pedestrians and cyclists to, from and within the site; and</p> <p>(b) to open space, parkland and community-related activities.</p>	<p>No acceptable outcome is nominated.</p>
<p>Landscape design</p> <p>Editor's note—Refer also to the Landscaping code.</p>	
<p>PO18</p> <p>Landscape treatments includes hard and soft elements that:</p> <p>(a) is of a character and durability that reflects the centre;</p> <p>(b) enhance the appearance of the centre;</p> <p>(c) extends from the street edge into building entrances and foyers (where not on Gill and Mosman Street);</p> <p>(d) emphasises a clear pedestrian entry point;</p> <p>(e) screen unsightly components;</p> <p>(f) do not obstruct views of key character and heritage features of buildings including frontages and awnings;</p> <p>(g) provides shading; and</p> <p>(h) reflects and reinforces a tropical image through integrating landscape, outdoor and indoor spaces.</p>	<p>No acceptable outcome is nominated.</p>
<p>Amenity</p>	
<p>PO19</p> <p>Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in the General residential zone is minimised.</p>	<p>AO19.1</p> <p>Buildings are set back 3m from any boundary shared with land in the General residential zone.</p> <p>AO19.2</p> <p>A 1.8m high solid screen fence is provided along all boundaries shared with land in the General residential zone.</p> <p>AO19.3</p> <p>A landscaped buffer with a minimum width of 2m and consisting of dense screen planting is provided along all boundaries shared with land in the General residential zone.</p> <p>AO19.4</p> <p>Windows that have a direct view into an adjoining residential use are provided with fixed screening that</p>

Performance outcomes	Acceptable outcomes
	is a maximum of 50% transparent to obscure views and maintain privacy for residents.
<p>PO20</p> <p>Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO21</p> <p>All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses; and (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity; and (c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land. <p>Editor's note—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, proponents 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.</p>	No acceptable outcome is nominated.
Car parking and access	
<p>PO22</p> <p>Parking and loading areas must not visually dominate the streetscape.</p>	No acceptable outcome is nominated.
Storage areas	
PO23	AO23

Performance outcomes	Acceptable outcomes
<p>The location of ancillary storage of goods or materials and waste management areas must not detract from the visual amenity of the local area.</p>	<p>Equipment, materials, goods and/or, machinery used on site are either:</p> <ul style="list-style-type: none"> (a) stored behind the front building setback and screened from view; or (b) stored within a building.
Effects of development	
<p>PO24</p> <p>Development responds sensitively to on site and surrounding topography, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage line is maximised; (d) the retention of existing vegetation is maximised where possible; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>
Use - Multiple dwelling	
<p>PO25</p> <p>Development does not compromise ground level business activities being established.</p>	<p>AO25</p> <p>Development is located either:</p> <ul style="list-style-type: none"> (a) above the ground floor level; or (b) to the rear of ground level business activities.
<p>PO26</p> <p>Development must provide sufficient and accessible open space for residents needs.</p>	<p>AO26.1</p> <p>Development provides a minimum of 12m² private open space for each dwelling with a minimum dimension of 3m in any direction.</p> <p>AO26.2</p> <p>Private open space is accessible from the main living area.</p> <p>AO26.3</p> <p>Development greater than 18 dwellings provides a minimum communal open space area of 50m² with a minimum dimension of 5m.</p>
<p>PO27</p> <p>Habitable spaces must not directly overlook dwellings on adjacent land.</p>	<p>AO27</p> <p>Habitable room windows of a dwelling are separated a minimum of 9m from a habitable room window or private open space of another dwelling unless:</p> <ul style="list-style-type: none"> (a) windows have translucent glazing or sill heights of at least 1.5m; or

Performance outcomes	Acceptable outcomes
	(b) there is a 1.8m high dividing fence at ground level; (c) outlook from windows, balconies, and terraces of a dwelling unit is screened with: <ul style="list-style-type: none"> (i) a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings; and (ii) permanent and fixed, and designed to complement the development.
Use - Child care centre	
PO28 Development does not adversely impact on the amenity of area.	AO28 Hours of operation is limited to 6:00 to 19:00 daily.
PO29 The development minimises: <ul style="list-style-type: none"> (a) the hazards of heavy traffic; (b) adverse impacts on the prevailing road hierarchy; and (c) on site conflict between children's activities, pedestrian movement, vehicle movement and car parking. 	No acceptable outcome is nominated.

6.2.3 Industry zone category

6.2.3.1 Industry zone code

6.2.3.1.1 Application

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

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.3.1.2 Purpose

- (1) The purpose of the Industry zone is to provide for:
 - (a) a variety of industry activities; and
 - (b) other uses and activities that:
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) industrial activities are located, designed and managed to maintain public safety, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land;
 - (b) high impact, noxious and hazardous industrial uses require large development sites with appropriate separation from other land use activities;
 - (c) the zone also accommodates limited activities of wholesale, trade supplies and indoor sport and recreation uses which are difficult to locate in other areas, where these have low levels of potential impacts on surrounding areas;
 - (d) other non-industrial uses that are ancillary to, and directly support, the industrial area are facilitated;
 - (e) the zone does not accommodate uses which are primarily oriented to retail sales and commercial business activities and which are more appropriately located in centres, such as Shops, Shopping centres, showrooms and offices;
 - (f) uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land;
 - (g) development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure (railways, freight routes and motorways) and facilities such as airports;
 - (h) development is supported by transport infrastructure that is designed to provide and promote safe and efficient transport use, walking and cycling;
 - (i) development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
 - (j) the scale, character and built form of development contributes to a high standard of amenity and makes a positive contribution to the public domain and streetscape particularly along major roads;
 - (k) the viability of both existing and future industrial uses are protected from the intrusion of incompatible uses;
 - (l) development responds to land constraints, including but not limited to topography, bushfire and flooding, former mining activities and land contamination;

Editor's note—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, proponents 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.

- (m) adverse impacts on natural features and processes, both on site and from adjoining areas, are minimised through location, design, operation and management of development;
- (n) development avoids significant adverse effects on water quality and the natural environment; and
- (o) industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.

6.2.3.1.3 Specific benchmarks for assessment

Table 6.2.3.1.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form (if involving building work)	
<p>PO1</p> <p>Buildings, outdoor storage and activity areas:</p> <p>(a) are appropriate to the height, scale, bulk and character of other buildings and activities in the surrounding industrial area;</p> <p>(b) are proportionate to the size of the site; and</p> <p>(c) do not result in a significant loss of visual amenity.</p>	<p>AO1.1</p> <p>Building height does not exceed:</p> <p>(a) 12m; or</p> <p>(b) 8.5m where adjoining a residential premises or land in the General residential zone.</p> <p>AO1.2</p> <p>Site cover including any outdoor storage and sales areas do not exceed 75% of the site.</p>
<p>PO2</p> <p>Buildings, structures and industry activities are setback from the road frontage to mitigate the impact of activities on the streetscape.</p>	<p>AO2</p> <p>Buildings, structures and industrial activity areas are setback 6m from the road frontage.</p>
Building design (if involving building work)	
<p>PO3</p> <p>Building entrances are legible and safe.</p>	<p>AO3.1</p> <p>The main entry to the premises is:</p> <p>(a) easily identifiable and directly accessible from the street with a clearly defined entrance point; and</p> <p>(b) separate to vehicle access points.</p> <p>AO3.2</p> <p>Each building or tenancy is provided with a highly visible street and unit number.</p> <p>AO3.3</p> <p>Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.</p> <p>AO3.4</p> <p>Ancillary office space is sited and orientated towards the principal road frontage of a site.</p>
Amenity	
<p>PO4</p> <p>Where adjoining land in the General residential zone, development provides adequate buffering and screening so that adverse impacts on the amenity on adjoining properties are minimised.</p>	<p>AO4.1</p> <p>New buildings, plant and equipment, active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back a minimum of 5m from any boundary adjoining land in the General residential zone.</p>

Performance outcomes	Acceptable outcomes
	<p>AO4.2</p> <p>Within the setback area of any adjoining land in the General residential zone, the following is provided:</p> <ul style="list-style-type: none"> (a) a minimum 1.8m high solid boundary fence; and (b) a densely planted landscape strip, having a minimum width of 3m and the balance setback area turfed. <p>AO4.3</p> <p>Windows or openings that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 50% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.</p>
<p>PO5</p> <p>Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from the street and adjoining any land in another zone.</p>	<p>AO5</p> <p>Utility elements are:</p> <ul style="list-style-type: none"> (a) located within or behind the building; or (b) screened by a 1.8m high solid wall or fence; or (c) behind landscaping having the same screening effect as a 1.8m screen fence. <p>Editor's note—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.</p>
<p>PO7</p> <p>Landscaping is provided to mitigate the visual impact of development and screen unsightly components.</p>	<p>AO7</p> <p>A minimum 2m width of landscaping is provided along the entire principal road frontage excluding the driveway.</p>
<p>PO8</p> <p>Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.</p>	<p>AO8.1</p> <p>Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>, as amended.</p> <p>Editor's note—To achieve compliance, development is planned, designed and managed to ensure emissions from activities to achieve the appropriate acoustic objectives (measured at the receptor dB(A)).</p> <p>AO8.2</p> <p>Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:</p> <ul style="list-style-type: none"> (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne.
<p>PO9</p> <p>Development prevents or minimises the generation of any noise so that:</p> <ul style="list-style-type: none"> (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and 	<p>AO9</p> <p>Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>, as amended.</p>

Performance outcomes	Acceptable outcomes
(b) desired ambient noise levels in residential areas are not exceeded.	
PO10 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<p>AO10.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>AO10.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i>.</p>
PO11 Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off site releases of contaminants do not occur.	<p>AO11.1 Areas where potentially contaminating substances are stored or used, are:</p> <p>(a) roofed and sealed with concrete, asphalt or similar impervious surface and bunded; and</p> <p>(b) located above the defined flood event.</p> <p>Editor's note—Refer to the Flood hazard overlay code for further information regarding the defined flood event.</p> <p>AO11.2 Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.</p> <p>AO11.3 Roof water is piped away from areas of potential contamination.</p>
Hours of operation	
PO12 Hours of operation are limited to minimise nuisance to any surrounding sensitive land uses.	AO12 Where within 150m of a sensitive land use or land in a Residential zone, hours of operation are limited to 7:00 to 18:00 daily.
Use - Caretaker's accommodation	
PO13 Development: (a) is subordinate to non-residential uses on the same site; and (b) only accommodates 1 caretaker.	<p>AO13.1 No more than 1 Caretaker's accommodation unit on site.</p> <p>AO13.2 Caretaker's accommodation is a maximum of 50m² in GFA.</p>
Use - Office	
PO14 Offices are only accommodated within the Industry zone where they are ancillary to the primary industrial use.	AO14 The area used for an ancillary office use does not exceed 100m ² GFA.
Use - Agricultural supplies store, Garden centre, Hardware and trade supplies	

Performance outcomes	Acceptable outcomes
<p>PO15</p> <p>Development:</p> <ul style="list-style-type: none"> (a) does not impact on the viability of the region's centres and industrial areas; (b) does not compromise the industry character of the locality; and (c) does not include large format, land consumptive commercial uses. 	<p>AO15</p> <p>GFA does not exceed 250m² for any Agricultural supplies store, Garden centre and Hardware and trade supplies.</p>
For all assessable development	
Land use	
<p>PO16</p> <p>Development does not compromise the use of land for industry purposes.</p>	No acceptable outcome is nominated.
<p>PO17</p> <p>Development is:</p> <ul style="list-style-type: none"> (a) an industrial activity; or (b) trade related; or (c) difficult to locate in other zones due to land area or operational requirements (such as indoor sport and recreation uses); or (d) small in scale and ancillary to, or directly supports, the industrial functions of the area. 	No acceptable outcome is nominated.
<p>PO18</p> <p>Any Educational establishment must involve the provision of training exclusively and specifically related to industrial or trade related activities.</p>	No acceptable outcome is nominated.
Use - Food and drink outlet	
<p>PO19</p> <p>Development:</p> <ul style="list-style-type: none"> (a) occurs at a scale which provides for the day to day convenience needs of employees in the industry area; and (b) does not impact on the viability of the region's centres. 	<p>AO19</p> <p>GFA including all seating areas does not exceed 150m².</p>
<p>PO20</p> <p>Development provides a safe environment for staff and patrons through:</p> <ul style="list-style-type: none"> (a) adequate separation from the source of any emissions generated by surrounding uses; and (b) design and construction features which mitigate noise and air quality impacts on food preparation and dining areas. 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Use - Service station	
<p>PO21</p> <p>Buildings and structures allow for the safe operation of the Service station.</p>	<p>AO21</p> <p>All buildings and structures, including equipment associated with the Service station operation are setback as follows:</p> <ul style="list-style-type: none"> (a) 10m from the front boundary; and (b) 2m from the side and rear boundaries
<p>PO22</p> <p>Retail components are ancillary to the Service station use.</p>	<p>AO22</p> <p>The maximum area of retail GFA is 80m².</p>
Amenity	
<p>PO23</p> <p>Development must provide adequate separation to sensitive land uses to avoid harmful exposure to air, noise and odour emissions from industrial uses that have the potential to adversely impact on human health, amenity and wellbeing.</p> <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO24</p> <p>All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses; and (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity; and (c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land. <p>Editor's note—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, proponents 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.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO25</p> <p>Development is designed to facilitate the safety and security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(d) appropriate signage and wayfinding;</p> <p>(e) minimisation of personal concealment and entrapment locations; and</p> <p>(f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points.</p> <p>Editor's note—Applicants should have regard to <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	
Effects of development	
<p>PO26</p> <p>Development responds sensitively to on site and surrounding topography, waterways, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <p>(a) any hazards to people or property are avoided;</p> <p>(b) any earthworks are minimised;</p> <p>(c) the retention of natural drainage lines are maximised;</p> <p>(d) the retention of existing vegetation is maximised;</p> <p>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided;</p> <p>(f) the risk of introducing and spreading weeds and pest animals is mitigated; and</p> <p>(g) there is adequate buffering, screening or separation to adjoining development.</p>	No acceptable outcome is nominated.
<p>PO27</p> <p>Development is located, designed and operated so that adverse environmental impacts and environmental harm on nearby land is minimised.</p>	No acceptable outcome is nominated.

6.2.3.2 Industry investigation zone code

6.2.3.2.1 Application

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

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.3.2.2 Purpose

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

Editor's note—Future industrial development must be in accordance with an approved structure plan. Section 3.3.1.2(16) of Part 3 (Strategic Framework) and the Reconfiguring a Lot code provide further guidance on these matters.

- (2) The purpose of the zone will be achieved through the following overall outcomes:
- (a) interim development does not compromise the future development potential of the area for industrial purposes;
 - (b) land that is suitable for industrial purposes is not developed until necessary trunk infrastructure is provided to service the development;
 - (c) land that is suitable for future industrial purposes is located to minimise impacts on non-industrial land;
 - (d) development does not compromise the future development potential of the area for industrial purposes; and
 - (e) development responds to land constraints, including but not limited to, flooding, bushfire, former mining activities and land contamination.

Editor's note—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, proponents 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.

6.2.3.2.3 Specific benchmarks for assessment

Table 6.2.3.2.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Building height	
PO1 Buildings are: <ul style="list-style-type: none"> (a) low rise; and (b) consistent with the character of the area. 	AO1 Building height does not exceed 8.5m.
Use - Caretakers accommodation	
PO2 Development: <ul style="list-style-type: none"> (a) is subordinate to non-residential uses on the same site; (b) is very small scale; (c) does not compromise the future industrial use of the site; and (d) only accommodates 1 caretaker. 	AO2.1 No more than 1 Caretaker's accommodation unit is established on the site.
	AO2.2 The Caretaker's accommodation unit is a maximum of 50m ² in gross floor area.
Use - Sales office	

Performance outcomes	Acceptable outcomes
<p>PO3</p> <p>The use does not adversely impact on the amenity of the surrounding land uses and local character.</p>	<p>AO3.1</p> <p>Development of the sales office is in place for no more than two years.</p> <p>AO3.2</p> <p>There are a maximum of 2 employees on site at any one time.</p>
For all assessable development	
Land use	
<p>PO4</p> <p>Development does not reduce or preclude the long-term use of land within the Industry investigation area for future industrial purposes.</p>	No acceptable outcome is nominated.
Infrastructure	
<p>PO5</p> <p>Development is adequately serviced with infrastructure commensurate with its needs.</p>	No acceptable outcome is nominated.
Effects of development	
<p>PO6</p> <p>Development minimises impacts on non-industrial uses, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic and parking; (c) visual impact; (d) vibrations; (e) signage; (f) odour and emissions; and (g) lighting. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>Development responds sensitively to on site and surrounding topography, drainage patterns, waterways, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage line is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>(f) the risk of introducing and spreading weeds and pest animals is mitigated; and</p> <p>(g) there is adequate buffering, screening or separation to adjoining development.</p>	
<p>PO8</p> <p>All uses are located, designed, orientated and constructed to:</p> <p>(a) minimise noise dust, odour or other nuisance from existing lawful uses; and</p> <p>(b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity; and</p> <p>(c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land.</p> <p>Editor's note—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, proponents 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.</p>	<p>No acceptable outcome is nominated.</p>

6.2.4 Recreation zone category

6.2.4.1 Recreation and open space zone code

6.2.4.1.1 Application

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

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.4.1.2 Purpose

- (1) The purpose of the Recreation and open space zone is to provide for:
 - (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example:
 - (iii) parks, playgrounds or playing fields for the use of residents and visitors; and
 - (iv) parks, or other areas, for the conservation of natural areas; and
 - (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) recreation and open space areas are accessible to the general public for a range of outdoor activities;
 - (b) a range of functional and accessible recreation open spaces including parks, linkages and sporting fields and facilities are available for the use and enjoyment of residents and visitors;
 - (c) opportunities for small scale sporting clubs and community uses are established in multi purpose club facilities;
 - (d) development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
 - (e) development is supported by transport infrastructure that is designed to provide and promote safe and efficient access;
 - (f) impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land uses and appropriate design, siting and operation of facilities and infrastructure;
 - (g) ancillary structures and buildings such as clubhouses, kiosks, shelters, stands, amenity facilities, picnic tables and playgrounds are provided where necessary to support safe access and essential management of sport and recreation areas;
 - (h) land that is susceptible to flooding or drainage problems is protected from inappropriate activities or facilities;
 - (i) where areas in this zone include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on areas of ecological significance are avoided and where avoidance is not possible, minimised;
 - (j) development responds to land constraints, including but not limited to topography, bushfire and flooding;
 - (k) open space areas are planned and designed to enhance community liveability, scenic amenity and provide a retreat from developed areas.

6.2.4.1.3 Specific benchmarks for assessment

Table 6.2.4.1.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form	

Performance outcomes	Acceptable outcomes
<p>PO1</p> <p>Built form is of a height and scale that:</p> <p>(a) is low-medium rise and visually unobtrusive;</p> <p>(b) protects surrounding residential amenity and minimises overshadowing and overlooking where adjoining an existing residential use or land in a zone in which residential activities can occur; and</p> <p>(c) does not restrict access to, utility or enjoyment of the land for sport and recreation purposes.</p>	<p>AO1.1</p> <p>Building height does not exceed 12m.</p>
	<p>AO1.2</p> <p>The site cover of all buildings and structures does not exceed the lesser of 40% of the total site area or 400m².</p>
<p>Uses - Caretakers accommodation or dwelling unit</p>	
<p>PO2</p> <p>Development is:</p> <p>(a) ancillary to the primary use; and</p> <p>(b) does not compromise the sport and recreation function of this site.</p>	<p>AO2.1</p> <p>No more than 1 accommodation unit is established on the site.</p>
	<p>AO2.2</p> <p>Development is a maximum of 100m² in gross floor area.</p>
<p>Amenity</p>	
<p>PO3</p> <p>Development provides adequate separation, screening and buffering from any adjoining residential premises or land in a zone in which residential activities can occur, so that residential privacy and amenity is not adversely affected.</p>	<p>AO3.1</p> <p>Development that shares a boundary with a residential premises or land in a zone in which residential activities can occur, requires a minimum boundary setback of 6m for:</p> <p>(a) temporary structures including markets;</p> <p>(b) active outdoor use or sporting areas;</p> <p>(c) site access points;</p> <p>(d) car parking areas; and</p> <p>(e) servicing or outdoor storage areas.</p>
	<p>AO3.2</p> <p>Development that shares a boundary with a residential premises or land in a zone in which residential activities can occur, must ensure all buildings:</p> <p>(a) are setback a minimum of 15m from that common boundary; and</p> <p>(b) include a minimum 1.8m high solid screen fence along that common boundary; or</p> <p>(c) a landscaped buffer area consisting of dense screen planting of a minimum 3m width along that common boundary.</p> <p>Editor's note—Refer also to the Landscaping code.</p>
	<p>AO3.3</p>

Performance outcomes	Acceptable outcomes
	Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent.
PO4 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO4.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.
	AO4.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.
PO5 Development must not unreasonably affect the amenity of the surrounding area.	AO5 Hours of operation are limited between 7:00 and 22:00 daily.
For all assessable development	
Land use	
PO6 Development facilitates the optimum enjoyment and use of the land for recreation and open space purposes.	No acceptable outcome is nominated.
PO7 Non-recreation uses occur only where they directly support the primary recreation and open space function of the site or are a compatible community-related activity.	No acceptable outcome is nominated.
PO8 Buildings, structures and use areas are designed to ensure efficient use of buildings and facilities and provide for multiple or shared use of facilities where practicable.	No acceptable outcome is nominated.
Design and amenity	
PO9 Development does not impede public access to and use of recreation and open space facilities.	No acceptable outcome is nominated.
PO10 Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to: <ul style="list-style-type: none"> (a) noise; (b) traffic and parking; (c) visual impact; (d) signage; (e) odour and emissions; 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>(f) waste;</p> <p>(g) access to sunlight; and</p> <p>(h) privacy.</p> <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	
<p>PO11</p> <p>Landscaping:</p> <p>(a) enhances visual amenity;</p> <p>(b) integrates with the sport and recreation setting;</p> <p>(c) allows for active recreational and sporting activities to occur; and</p> <p>(d) ensures the sport and recreation area is highly accessible.</p> <p>Editor's note—Refer also to the Landscaping code.</p>	No acceptable outcome is nominated.
<p>PO12</p> <p>Development must ensure safe and legible connections are provided for:</p> <p>(a) pedestrians and cyclists to, from and within the site; and</p> <p>(b) open space, parkland, recreation areas, centres and community-related activities.</p>	No acceptable outcome is nominated.
<p>PO13</p> <p>The site layout and design responds sensitively to on site and surrounding topography, waterways, drainage patterns, ecological values by:</p> <p>(a) any hazards to people or property are avoided;</p> <p>(b) any earthworks are minimised;</p> <p>(c) the retention of natural drainage lines are maximised;</p> <p>(d) the retention of existing vegetation is maximised;</p> <p>(e) damage, safety or disruption to sewer, stormwater detention and water infrastructure is avoided;</p> <p>(f) mitigating the risk of introducing and spreading weeds and pest animals; and</p> <p>(g) there is adequate buffering, screening or separation to adjoining development.</p>	No acceptable outcome is nominated.
<p>PO14</p> <p>Development is designed to achieve safety for all users having regard to:</p> <p>(a) maximising casual surveillance and sight lines;</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>(b) avoiding personal concealment and entrapment locations;</p> <p>(c) exterior building design that promotes safety;</p> <p>(d) adequate lighting;</p> <p>(e) appropriate signage and wayfinding; and</p> <p>(f) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points.</p> <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	
<p>PO15</p> <p>All uses are located, designed, orientated and constructed to:</p> <p>(a) minimise noise dust, odour or other nuisance from existing lawful uses; and</p> <p>(b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity.</p>	<p>No acceptable outcome is nominated.</p>

6.2.5 Environmental zone category

6.2.5.1 Environmental management and conservation zone code

6.2.5.1.1 Application

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

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.5.1.2 Purpose

- (1) The purpose of the Environmental management and conservation zone is to provide for the protection and maintenance of areas that support one or more of the following:
 - (a) biological diversity;
 - (b) ecological integrity;
 - (c) naturally occurring landforms; and
 - (d) coastal processes.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) the ecological values of land are protected from the impacts of inappropriate development;
 - (b) very low intensity development related to the conservation and environmental values of the area may be facilitated where a demonstrated community need exists;
 - (c) nature based tourism is facilitated where a demonstrated community need exists and the use does not detrimentally affect the environmental values of the area;
 - (d) adverse impacts from on site and adjoining sites are minimised or avoided through the location, design and management of development and activities;
 - (e) land is publicly accessible where this does not compromise other overall outcomes; and
 - (f) development does not fragment state, regional or local environmental corridors and maintains linkages to areas with other ecological values.

6.2.5.1.3 Specific benchmarks for assessment

Table 6.2.5.1.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Use - Caretakers accommodation	
PO1 Development is: <ol style="list-style-type: none"> (a) ancillary to the primary use; and (b) does not compromise the low density, natural, conservation and open space function of the site. 	AO1.1 No more than 1 Caretaker's accommodation unit is established on the site.
	AO1.2 Caretakers accommodation is a maximum of 100m ² in gross floor area.
	AO1.3 Development does not involve the clearing of native vegetation.
For assessable development	
Land use	
PO2 Development:	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>(a) is consistent with the environmental character of the locality; and</p> <p>(b) protects natural and scenic values of the locality.</p>	
<p>PO3</p> <p>Development provides for public access to the land except where:</p> <p>(a) environmental values are adversely impacted; and</p> <p>(b) there is a risk to public safety.</p>	No acceptable outcome is nominated.
Use - Nature based tourism	
<p>PO4</p> <p>Development directly supports visitation to the land for conservation purposes.</p>	No acceptable outcome is nominated.
<p>PO5</p> <p>Development is of a scale and intensity that does not compromise the very low density and environmental character of the locality.</p>	<p>AO5.1</p> <p>Building height does not exceed 4.5m.</p>
	<p>AO5.2</p> <p>Development does not involve the clearing of native vegetation.</p>
	<p>AO5.3</p> <p>Development does not exceed 6 guests at any one time.</p>
Effects of development	
<p>PO6</p> <p>Development responds sensitively to on site and surrounding topography, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <p>(a) any hazards to people or property are avoided;</p> <p>(b) any earthworks are minimised;</p> <p>(c) the retention of natural drainage lines are maximised;</p> <p>(d) the retention of existing vegetation is maximised;</p> <p>(e) the risk of introducing and spreading weeds and pest animals is mitigated; and</p> <p>(f) there is adequate buffering, screening or separation to adjoining development.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>All uses are located, designed, orientated and constructed to:</p> <p>(a) minimise noise dust, odour or other nuisance from existing lawful uses; and</p> <p>(b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
controlled road, infrastructure corridor and rail network in the vicinity.	

6.2.6 Tourism zone category

6.2.6.1 Minor tourism zone

6.2.6.1.1 Application

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

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.6.1.2 Purpose

- (1) The purpose of the Minor tourism zone is to provide for:
 - (a) a variety of activities, facilities and places that:
 - (i) are for, or support tourism;
 - (ii) have less than 20 employees; and
 - (iii) are in environmental, rural or urban areas.
 - (b) permanent accommodation for employees, if required for the activities, facilities and places stated in paragraph (a) and appropriate for the area.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) the primary use in this zone is for tourism purposes by way of short stay holidays associated:
 - (i) with caravan parks and/or cabins and Short-term accommodation such as motels within the urban area of Charters Towers; or
 - (ii) caravan parks, camping and/or cabins in specific locations along highway corridors and/or associated with natural environmental features.
 - (b) a range of uses are provided only where subordinate to or directly associated with tourism and nature-based tourism opportunities activities;
 - (c) development services the day to day convenience needs of tourists, visitors and staff;
 - (d) development is of a scale that does not impact on the viability of surrounding centres;
 - (e) development provides a high level of amenity for visitors;
 - (f) development minimises adverse impacts on ecological values;
 - (g) development protects and enhances the unique local, scenic, environmental, cultural and historic character of the locality; and
 - (h) development responds to land constraints including topography, bushfire, flooding, former mining activities and land contamination.

Editor's note—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, proponents 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.

6.2.6.1.3 Specific benchmarks for assessment

Table 6.2.6.1.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form	
PO1 Buildings and other structures are; (a) low rise; and	AO1 Building height does not exceed 8.5m.

Performance outcomes	Acceptable outcomes
(b) designed to reflect the immediate surrounding area.	
Uses - Caretakers accommodation or dwelling unit	
PO2 Development is: (a) ancillary to the primary use; and (b) does not compromise the tourism function of the site.	AO2.1 No more than 1 accommodation unit is established on the site. AO2.2 Development is a maximum of 100m ² in GFA.
Land use	
PO3 Development: (a) is primarily a tourist related activity; (b) has less than 20 employees; and (c) is directly associated or servicing a tourist related activity.	No acceptable outcome is nominated.
Use – Food and drink outlet or Shop	
PO4 Any Food and drink outlet or Shop, where not ancillary to a Tourist park or Short-term accommodation: (a) is not located in an area adjoining the General residential zone; and (b) provides highway or tourist related services.	No acceptable outcome is nominated.
PO5 The scale and size of any Food and drink outlet or Shop: (a) serves the on site needs of tourists and visitors; and (b) does not impact on retail activities occurring in urban and township centres.	AO5 The maximum GFA of any Shop or Food and drink outlet does not exceed 100m ² .
Amenity	
PO6 Development provides adequate separation, screening and buffering from any adjoining residential premises or land in a zone in which residential activities can occur, so that residential privacy and amenity is not adversely affected.	AO6.1 Where adjoining a residential use or land in a zone in which residential activities can occur: (a) a minimum side and rear boundary setback of 3m is required for any: (i) ancillary kiosk or Food and drink outlet premises; (ii) site access points; and (iii) car parking areas; (b) a minimum boundary setback of 10m is required for any: (i) amenity buildings;

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> (ii) servicing or outdoor storage areas; (iii) temporary structures including caravans; and (iv) active outdoor use areas. <p>AO6.2 Plant and air-conditioning equipment is screened from view of the road or adjoining residential activity.</p>
<p>PO7 Development must not unreasonably affect the amenity of the surrounding area.</p>	<p>AO7 Hours of operation of any ancillary kiosk or Food and drink outlet are limited to 6:00 to 22:00 daily.</p>
<p>PO8 Development minimises impacts on surrounding land and uses, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) visual impact; (c) signage; (d) odour and emissions; (e) lighting; (f) access to sunlight; and (g) privacy. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO9 All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses; and (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity; and (c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land. <p>Editor's note—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, proponents 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.</p>	<p>No acceptable outcome is nominated.</p>
Protection of natural values	
<p>PO10</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>The site layout and design responds sensitively to on site and surrounding topography, waterways, drainage patterns and ecological values by:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines are maximised; (d) the retention of existing vegetation is maximised; (e) damage, safety or disruption to sewer, stormwater detention and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development. 	

6.2.7 Other zone category

6.2.7.1 Community facilities zone code

6.2.7.1.1 Application

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

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.7.1.2 Purpose

- (1) The purpose of the Community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:
 - (a) educational establishments;
 - (b) hospitals;
 - (c) transport and telecommunication networks; and
 - (d) utility installations.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) development is generally consistent in scale, height and bulk with that of surrounding development;
 - (b) development is sited, designed and operated in a way that does not adversely impact on the amenity of adjoining properties through buffering and appropriate design, siting and operation of facilities and infrastructure;
 - (c) other complementary uses may occur within this zone, where community-related activities and facilities remain the primary use and continue to effectively meet community needs;
 - (d) community facilities are in highly accessible locations and are designed to promote safe and efficient public use through walking and cycling;
 - (e) adverse impacts on areas of environmental significance, natural features and processes are avoided;
 - (f) development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
 - (g) development responds to land constraints, including but not limited to topography, bushfire and flooding, former mining activities and land contamination; and

Editor's note—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, proponents 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.
 - (h) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precinct:
 - (i) hospital and health care services precinct:
 - A. development provides for hospital uses and a range of health care, allied health and medical support services; and
 - B. Short-term accommodation for visitors associated with patients is supported.

6.2.7.1.3 Specific benchmarks for assessment

Table 6.2.7.1.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form - where involving building work	

Performance outcomes	Acceptable outcomes
<p>PO1</p> <p>Built form is of a height that:</p> <p>(a) is low-medium rise and visually unobtrusive;</p> <p>(b) protects surrounding residential amenity and minimises overshadowing and overlooking where adjoining an existing residential use or a Residential zone.</p>	<p>AO1</p> <p>Building height does not exceed 8.5m or 12m where in the Hospital and health care services precinct.</p>
<p>PO2</p> <p>Front building setbacks and orientation provide for an attractive streetscape that is compatible with existing characteristics of the local area.</p>	<p>AO2.1</p> <p>Buildings have their main facade and entry facing the primary street frontage.</p> <p>AO2.2</p> <p>Front boundary setbacks for buildings are:</p> <p>(a) within 20% of the average front setback of adjoining buildings; or</p> <p>(b) where there are no adjoining buildings, 6m.</p>
<p>PO3</p> <p>Development minimises the bulk of buildings to assist integration with surrounding development and character of the locality.</p>	<p>AO3</p> <p>Walls are articulated so that they do not exceed in length of 15m without a change in plane of at least 1m depth.</p>
<p>Amenity</p>	
<p>PO4</p> <p>Development provides adequate separation and buffering from any adjoining residential premises or land in a zone in which residential activities can occur, so that residential privacy and amenity is not adversely affected.</p>	<p>AO4.1</p> <p>New buildings are set back 3m or half the height of that part of the building, whichever is the greater, from any boundary shared with a residential use or land in a zone in which residential activities can occur.</p> <p>AO4.2</p> <p>Where development adjoins a residential use or land in a zone in which residential activities can occur:</p> <p>(a) a 1.8m high solid screen fence is provided along that common boundary; or</p> <p>(b) a landscaped buffer with a minimum width of 2m and consisting of dense screen planting is provided along that common boundary.</p> <p>Editor's note—Refer also to the Landscaping Code.</p> <p>AO4.3</p> <p>Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p> <p>AO4.4</p> <p>Plant, waste and air-conditioning equipment is screened from view of the road or adjoining residential activity.</p>
<p>PO5</p>	<p>AO5</p>

Performance outcomes	Acceptable outcomes
The amenity of the locality is not unreasonably affected as a result of development.	Hours of operation are limited to: (a) 7:00 to 18:00 daily; or (b) 6:00 to 22:00 daily where not adjoining an existing residential use or land within the General residential zone. Editor's note—Hours of operation do not apply in the Hospital and health care services precinct.
PO6 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO6.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended. AO6.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.
PO7 Refuse storage areas and storage of goods or materials in open areas is presented in a manner that does not detract from the visual amenity of the locality.	AO7 The open area used for the storage of refuse, vehicles, machinery, goods and materials used on the site is: (a) located no closer than 3m from any boundary; and (b) are screened from view by a 1.8m high solid screen.
Use - Caretakers accommodation	
PO8 Development: (a) is ancillary to the primary use; and (b) provides adequate open space for the caretaker.	AO8.1 No more than 1 Caretaker's accommodation unit is established on the site.
	AO8.2 The Caretaker's accommodation unit is a maximum of 100m ² in GFA.
	AO8.3 Private open space area is provided which: (a) is directly accessible from a habitable room; and (b) where a balcony, a veranda or a deck, has a minimum area of 15m ² with minimum horizontal dimensions of 2m.
For all assessable development	
Land use	
PO9 Non-community related activities only occur where they: (a) support or are otherwise complementary, to the community related activities or facilities on the site; and	AO9 Development for a Shop or Food and drink outlet is: (a) a maximum of 150m ² ; and (b) part of the building including community related activities.

Performance outcomes	Acceptable outcomes
(b) are subordinate to those community activities or facilities.	
<p>PO10</p> <p>Development does not prejudice the ongoing operation and expansion of existing community related activities on the site.</p>	No acceptable outcome is nominated.
<p>PO11</p> <p>Development facilitates opportunities for appropriate co-location of community related activities or facilities.</p>	No acceptable outcome is nominated.
Design and amenity	
<p>PO12</p> <p>Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic and parking; (c) visual impact; (d) signage; (e) odour and emissions; (f) access to sunlight; and (g) privacy. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO13</p> <p>Development must ensure safe, convenient and legible connections are provided:</p> <ul style="list-style-type: none"> (a) for pedestrians and cyclists to, from and within the site; and (b) to open space, parkland, centres and community-related activities. 	No acceptable outcome is nominated.
<p>PO14</p> <p>Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; and 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>(f) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points.</p> <p>Editor's note—Applicants may find useful guidance in the Queensland Government's <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	
<p>PO15</p> <p>Design elements contribute to an interesting and attractive streetscape and building through:</p> <p>(a) variations in material and building form to enable articulation of facades and differentiation between buildings;</p> <p>(b) modulation in the façade, horizontally or vertically;</p> <p>(c) articulation of building entrances and openings;</p> <p>(d) corner treatments to address both street frontages;</p> <p>(e) elements which assist in wayfinding and legibility; and</p> <p>(f) elements which relate to the context including surrounding buildings, parks, streets and open spaces.</p>	<p>No acceptable outcome is nominated.</p>
Effects of development	
<p>PO16</p> <p>Development responds sensitively to on site and surrounding topography, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <p>(a) any unreasonable hazards to people or property are avoided;</p> <p>(b) any earthworks are minimised;</p> <p>(c) the retention of natural drainage line is maximised;</p> <p>(d) the retention of existing vegetation is maximised;</p> <p>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</p> <p>(f) there is adequate buffering, screening or separation to adjoining development.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO17</p> <p>All uses are located, designed, orientated and constructed to:</p> <p>(a) minimise noise dust, odour or other nuisance from existing lawful uses; and</p> <p>(b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-</p>	<p>No acceptable outcome nominated.</p>

Performance outcomes	Acceptable outcomes
<p>controlled road, infrastructure corridor and rail network in the vicinity; and</p> <p>(c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land.</p> <p>Editor's note—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, proponents 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.</p>	

6.2.7.2 Emerging community zone code

6.2.7.2.1 Application

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

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.7.2.2 Purpose

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

Editor's note—Future urban development must be in accordance with an approved structure plan. Section 3.4.1.2(6) of Part 3 (Strategic Framework) and the Reconfiguring a lot code provides further guidance on these matters.

- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) interim development does not compromise the future development potential of the area for urban purposes and uses that are incompatible with residential uses are not encouraged;
 - (b) development does not compromise the efficient provision of infrastructure, consideration of environmental constraints and desired settlement pattern for the area;
 - (c) significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features and associations, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected;
 - (d) roads and other transport corridors are coordinated and interconnected to ensure pedestrian, bike, public transport and private vehicles have accessibility between neighbourhoods, centres and other locations;
 - (e) development responds to land constraints, including but not limited to, flooding, bushfire, former mining activities and land contamination.

Editor's note—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, proponents 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.

6.2.7.2.3 Specific benchmarks for assessment

Table 6.2.7.2.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Building height	
PO1 Buildings: <ol style="list-style-type: none">(a) are low rise;(b) do not create overshadowing on adjoining residential properties; and(c) do not adversely impact on the character and amenity of the area.	AO1 Building height does not exceed 8.5m.
Residential density	
PO2	AO2.1

Performance outcomes	Acceptable outcomes
Development reflects the very low-density character of the area.	Residential density is limited to 1 Dwelling house per allotment (which includes 1 Secondary dwelling).
	AO2.2 Where a Dwelling house, any Secondary dwelling is: <ul style="list-style-type: none"> (a) is a maximum of 80m² GFA; and (b) within 10m of the main building.
Use - Caretakers accommodation	
PO3 Development: <ul style="list-style-type: none"> (a) does not compromise the future urban use of the site; (b) is small scale; and (c) is subordinate to the primary use of the site. 	AO3.1 No more than 1 Caretaker's accommodation unit is established on the site.
	AO3.2 The Caretaker's accommodation unit is a maximum of 50m ² in GFA.
Use - Sales office	
PO4 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO4.1 Development of the Sales office is in place for no more than 2 years.
	AO4.2 The site coverage of the building is a maximum of 50% of the site area.
	AO4.3 There are a maximum of 2 employees on site at any one time.
	AO4.4 The use operates between 9:00 and 18:00 Monday to Saturday and 9:00 to 13:00 on Sunday.
For all assessable development	
Land use	
PO5 Interim non-urban development does not reduce or preclude the long-term use of the site or nearby land for urban purposes, having regard to the scale and nature of the activity and its likely impacts.	No acceptable outcome is nominated.
Use - Outdoor sport and recreation	
PO6 All buildings must: <ul style="list-style-type: none"> (a) be associated with the Outdoor sport and recreation activity; and (b) be low in scale and density. 	No acceptable outcome is nominated.
PO7	AO7.1

Performance outcomes	Acceptable outcomes
<p>Development provides adequate separation, screening and buffering from any adjoining residential premises so that residential privacy and amenity is not adversely affected.</p>	<p>Development that shares a boundary with a residential premises requires a minimum boundary setback of 6 metres for:</p> <ul style="list-style-type: none"> (a) active outdoor use or sporting areas; (b) site access points; (c) car parking areas; and (d) servicing or outdoor storage areas. <p>AO7.2</p> <p>Development that shares a boundary with a residential premise must ensure all buildings:</p> <ul style="list-style-type: none"> (a) are setback a minimum of 15m from that common boundary; and (b) include a minimum 1.8m high solid screen fence along that common boundary; or (c) a landscaped buffer area consisting of dense screen planting of a minimum 3m width along that common boundary. <p>Editor's note—Refer also to the Landscaping code.</p>
<p>PO8</p> <p>Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO8.1</p> <p>Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.</p> <p>AO8.2</p> <p>Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.</p>
Effects of development	
<p>PO9</p> <p>Development responds sensitively to on site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage line is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; (f) the risk of introducing and spreading weeds and pest animals is mitigated; and (g) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO10</p> <p>Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise and air quality; (b) traffic and parking; (c) visual impact; (d) signage; (e) odour and emissions; and (f) lighting. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO11</p> <p>All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses; (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity; and (c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land. <p>Editor's note—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, proponents 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.</p>	<p>No acceptable outcome is nominated.</p>

6.2.7.3 Rural zone code

6.2.7.3.1 Application

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

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.7.3.2 Purpose

- (1) The purpose of the rural zone is to:
 - (a) provide for rural uses and activities; and
 - (b) provide for other uses and activities that are compatible with:
 - (ii) existing and future rural uses and activities; and
 - (iii) the character and environmental features of the zone; and
 - (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) areas for primary production are conserved and fragmentation is avoided through maintaining very large lots to support rural agricultural activities;
 - (b) the viability of both existing and future rural uses and resource related activities are protected from the intrusion of incompatible uses;
 - (c) sensitive land uses are protected from impacts associated with resource extraction activities associated with mining and quarrying having regard to vibration, odour, dust or other emissions;
 - (d) the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, grazing, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
 - (e) cropping and horticultural activities are encouraged on productive ALC Class A and B agricultural land;
 - (f) renewable energy facilities and extractive industries:
 - (i) mitigate impacts on the environment and adjoining land uses;
 - (ii) do not degrade ALC Class A and B agricultural land;
 - (iii) are located to allow connections into supporting energy networks; and
 - (iv) rehabilitate sites upon completion of activities.
 - (g) the establishment of outdoor recreation and small-scale tourism and entertainment facilities (such as restaurants and function facilities) in suitable locations is facilitated only where they do not compromise the use of the land for rural activities and minimise any land-use conflicts;
 - (h) natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed and separated from adjacent development where possible. Any unavoidable impacts are minimised through location, design, operation and management requirements;
 - (i) rural land uses incorporate sustainable practices to:
 - (i) prevent soil erosion and landslide;
 - (ii) protect the quality of land resources and water catchments; and
 - (iii) maintain habitat values of waterways and native timber and forest areas.
 - (j) adverse impacts of land use, both on site and from adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;

Editor's note—For extractive industry, refer also to the Extractive Industry code in Part 8.

- (k) urban and rural residential expansion does not occur on land in the rural zone;
- (l) development responds to land constraints, including but not limited to, former mining activities and land contamination.
- (m) Development does not conflict with the ongoing efficient and safe use of the stock route network by travelling stock.

Editor's note—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, proponents 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.

6.2.7.3.3 Specific benchmarks for assessment

Table 6.2.7.3.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form	
PO1	AO1.1
Buildings are designed and located so as not to adversely impact on the rural character and amenity of the locality.	Building height does not exceed 12m.
	AO1.2
	Buildings, other than a Roadside stall, are setback a minimum of: <ul style="list-style-type: none"> (a) 10m from the front boundary and side boundaries for allotments greater than 2ha; or (b) 5m front boundary and side boundaries for allotments less than 2ha.
Residential density	
PO2	AO2.1
Residential density reflects the low intensity rural character of the locality.	Residential density is limited to: <ul style="list-style-type: none"> (a) one Dwelling house (including a Secondary dwelling) per allotment; and (b) Rural workers accommodation up to 400m² GFA.
	AO2.2
	Any Secondary dwelling is a maximum of 150m ² GFA.
Amenity	
PO3	AO3
Sensitive land uses do not encroach on existing or approved rural, mining and extractive industry activities or other uses that may result in an adverse impact on amenity, health or safety. Editor's note—Where not achieving AO3, a site-based assessment is required to demonstrate compliance with PO3.	Sensitive land uses are separated: <ul style="list-style-type: none"> (a) from intensive animal industry uses where: <ul style="list-style-type: none"> (i) feedlots by a minimum of 1km; (ii) poultry farms by a minimum of 800m; (b) from animal keeping where: <ul style="list-style-type: none"> (i) catteries and kennels by a minimum of 800m; (ii) otherwise 500m; (c) aquaculture by a minimum of 300m; (d) from waste disposal areas connected to an animal husbandry operation by a minimum of 1km;

Performance outcomes	Acceptable outcomes								
	<p>(e) from cropping on areas of agricultural land by a minimum of 300m;</p> <p>(f) from other agricultural activities (excluding cropping activities) by a minimum of 50m;</p> <p>(g) from other rural activities, not elsewhere mentioned, by a minimum of 100m;</p> <p>(h) from railway activities by a minimum of 100m;</p> <p>(i) from existing industrial activities by 1km; and</p> <p>(j) from extractive industry operations as follows:</p> <table border="1" data-bbox="810 622 1460 981"> <thead> <tr> <th>Operation</th> <th>Separation distance</th> </tr> </thead> <tbody> <tr> <td>Extraction or processing involving blasting or crushing</td> <td>1,000m</td> </tr> <tr> <td>Extraction or processing not involving blasting or crushing</td> <td>200m</td> </tr> <tr> <td>Haul route</td> <td>100m</td> </tr> </tbody> </table>	Operation	Separation distance	Extraction or processing involving blasting or crushing	1,000m	Extraction or processing not involving blasting or crushing	200m	Haul route	100m
Operation	Separation distance								
Extraction or processing involving blasting or crushing	1,000m								
Extraction or processing not involving blasting or crushing	200m								
Haul route	100m								
<p>PO4</p> <p>Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO4.1</p> <p>Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> or current version.</p> <p>AO4.2</p> <p>Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> or current version.</p>								
<p>PO5</p> <p>Development does not adversely impact on the amenity of the surrounding rural or rural residential land uses and/or rural landscape character.</p>	<p>AO5</p> <p>Plant and air-conditioning equipment, storage areas and processing activities are screened from view of the road or adjoining residential uses.</p>								
<p>PO6</p> <p>Development ensures:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) the safety of people and property.</p> <p>Editor's note—Where not achieving AO6, a site-based assessment and Landslide risk management plan is required to demonstrate compliance with PO6. Refer to the Natural hazards TPP.</p>	<p>AO6</p> <p>Development is not located on slopes greater than 15%.</p>								
<p>Stock routes</p> <p>Editor's note – stock routes are identified on the Agriculture overlay map OM1.</p>									
<p>PO7</p>	<p>AO7</p>								

Performance outcomes	Acceptable outcomes
Development does not result in encroachment by sensitive land uses and other incompatible uses along the stock route network and uses are setback and buffered from the stock route network to mitigate impacts.	Sensitive land uses are separated a minimum of: (a) 200m from a surveyed stock route; or (b) 800m from an unsurveyed stock route.
PO8 Development on or adjoining the stock route network does not compromise the connectivity and integrity of the network and protects the ongoing, efficient and safe use of travelling stock by: (a) Maintaining the extent of the stock route network, including where pasturage rights exists; (b) Maintaining access to water facilities and other stock route infrastructure; (c) Using access works that are robust and fit-for-purpose, and provide for the safe passage of stock traversing the stock route; and (d) Where transport or other linear infrastructure crosses a stock route, providing a practical solution to allow stock to move across the infrastructure safely and in a timely example (for example grade separation).	No acceptable outcome is nominated.
PO9 Development does not result in a loss of secondary values associated with the stock route network including recreational, environmental and heritage values.	No acceptable outcome is nominated.
Use - Caretakers accommodation	
PO10 Development is ancillary to the primary use.	A10 No more than 1 Caretaker's accommodation unit is established on the site.
Use - Roadside stall	
PO11 Roadside stalls are of a scale in keeping with the rural character of the locality.	AO11.1 Structures associated with the use are limited to 30m ² GFA.
	AO11.2 A Roadside stall is setback a minimum of 10m from the front and side boundaries.
	AO11.3 The Roadside stall only sells produce grown on site.
For all assessable development	
Land use	
PO12 Development:	No acceptable outcomes are nominated.

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (a) is consistent with the rural character of the locality; (b) supports the primary rural function of the zone; and (c) protects rural, natural and scenic values of the locality. 	
<p>PO13</p> <p>Tourism (including associated accommodation), recreation and entertainment related activities:</p> <ul style="list-style-type: none"> (a) are small scale; (b) do not impact on the viability of nearby urban and township areas; (c) have a direct nexus with the natural environment or rural activities; (d) avoid locating on productive rural land; (e) are not located where they would prejudice the ongoing operation of existing or approved rural activities such as intensive animal industries and intensive horticulture; and (f) are compatible with rural production and agricultural land, natural resources and landscape amenity. 	<p>No acceptable outcomes are nominated.</p>
Design and amenity	
<p>PO14</p> <p>Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; and (f) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points. <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO15</p> <p>Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.</p>	<p>AO15.1</p> <p>Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>, as amended.</p> <p>AO15.2</p>

Performance outcomes	Acceptable outcomes
	<p>Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:</p> <ul style="list-style-type: none"> (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne.
<p>PO16</p> <p>Development prevents or minimises the generation of any noise so that nuisance is not caused to adjoining premises or other nearby sensitive land uses.</p>	<p>AO16</p> <p>Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>, as amended.</p>
<p>PO17</p> <p>Development does not unduly impact on the existing amenity and character of the locality having regard to:</p> <ul style="list-style-type: none"> (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; (c) the natural landform and avoidance of visual scarring; and (d) vibration, odour, dust, spray drift and other emissions. 	<p>No acceptable outcomes are nominated.</p>
<p>PO18</p> <p>All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses including rural and industrial uses; (b) minimise nuisance caused by noise, vibration and dust emissions generated to the State-controlled road and rail network in the vicinity of the land; (c) not adversely encroach on airport service uses and other activities associated with the Charters Towers airport; and (d) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land. <p>Editor's note – 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, proponents 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.</p>	<p>No acceptable outcomes are nominated.</p>
<p>PO19</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes						
<p>Development ensures ecological values, habitat corridors, soil and water quality are protected, having regard to:</p> <ul style="list-style-type: none"> (a) maximising the retention of vegetation and the protection of vegetation from the impacts of development; (b) minimising the potential for erosion and minimisation of earthworks; (c) maximising the retention and protection of natural drainage lines and hydrological regimes' (d) avoidance of release of biohazards into the environment; (e) mitigating the risk of introducing and spreading weeds and pest animals; and (f) avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity. 	<p>No acceptable outcome is nominated.</p>						
Use - Animal keeping (kennels or catteries)							
<p>PO20</p> <p>Development is sited, constructed and managed such that:</p> <ul style="list-style-type: none"> (a) animals are securely housed; and (b) the use does not create an unreasonable nuisance beyond the site boundaries. 	<p>AO20.1</p> <p>The premises has a minimum site area of 5ha.</p> <p>AO20.2</p> <p>Buildings used for animal keeping are constructed with impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point.</p> <p>AO20.3</p> <p>Animal proof fencing or other appropriate barrier features are provided to a minimum height of 1.8m within the site to prevent the escape of animals.</p> <p>AO20.4</p> <p>Animals are kept in fenced enclosures, inside buildings at all times between the hours of 18:00 and 07:00.</p> <p>AO20.5</p> <p>A person who is responsible for the operation of the use is accommodated on the premises at all times.</p> <p>AO20.6</p> <p>Animal enclosures are set back to roads, streets and water resources as follows:</p> <table border="1" data-bbox="804 1756 1463 1995"> <tbody> <tr> <td>Road frontages</td> <td>50m</td> </tr> <tr> <td>Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds</td> <td>100m</td> </tr> <tr> <td>Top bank of dry or perennial gully</td> <td>30m</td> </tr> </tbody> </table>	Road frontages	50m	Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds	100m	Top bank of dry or perennial gully	30m
Road frontages	50m						
Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds	100m						
Top bank of dry or perennial gully	30m						

Performance outcomes	Acceptable outcomes
Use - Agricultural supplies store, Bulk landscaping supplies, Rural industry, Wholesale nursery and Garden centre	
<p>PO21</p> <p>Development is located and designed on sites of sufficient size, to minimise adverse impacts on:</p> <p>(a) the amenity of the setting, in particular noise, odour and dust emissions;</p> <p>(b) the amenity of neighbours; and</p> <p>(c) operating within the safe and effective design capacity of the region's road system.</p>	<p>AO21.1</p> <p>The premises has a minimum site area of 5ha.</p> <p>AO21.2</p> <p>A minimum 15m setback is required from any adjoining property boundary.</p> <p>AO21.3</p> <p>Sales, storage, handling, packaging and production areas are setback a minimum of:</p> <p>(a) 100m from any sensitive land use (50m for Garden centre);</p> <p>(b) 50m from State-controlled roads and 20m from all other roads;</p> <p>(c) 20m from any residential dwelling on the same or neighbouring site (10m for Garden centre); and</p> <p>(d) 30m from top bank of creek, river, stream or wetland edge of well, bore, dam, weir, or intake that provides potable water.</p> <p>AO21.4</p> <p>Infrastructure and material storage areas are confined to free draining areas and sites on slopes not exceeding 10%.</p> <p>AO21.5</p> <p>There is direct access from the property boundary to a sealed road.</p> <p>AO21.6</p> <p>Hours of operation are limited between 07:00 to 17:00.</p>
Use - Club or community use	
<p>PO22</p> <p>Development is located and designed on sites of sufficient size, to minimise adverse impacts on:</p> <p>(a) the amenity of the setting, in particular noise, odour and dust emissions; and</p> <p>(b) the amenity of neighbours.</p>	<p>AO22.1</p> <p>A minimum site area of 5ha.</p> <p>AO22.2</p> <p>Siting and layout includes:</p> <p>(a) the total area of covered buildings and roof structures is no greater than 10% of site area; and</p> <p>(b) no building or structure is closer than 15m to any site boundary.</p> <p>AO22.3</p> <p>Buildings and structures associated with the use is limited to:</p> <p>(a) shelters;</p>

Performance outcomes	Acceptable outcomes
	(b) toilets; (c) kiosks; and (d) hall/function area. AO22.4 Hours of operation are limited between 07:00 and 22:00.
Use - Renewable energy facility (where a solar farm)	
PO23 Development is: (a) located to allow for connections into relevant energy supply networks; (b) located to avoid fragmenting highly productive agricultural land; and (c) accessible to an appropriate level of road infrastructure to support the facility.	No acceptable outcome is nominated.
PO24 Development ensures the site is returned to its pre-development condition and land use upon cessation of the renewable energy facility.	No acceptable outcome is nominated.

6.2.7.4 Rural residential zone code

6.2.7.4.1 Application

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

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.7.4.2 Purpose

- (1) The purpose of the Rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) development of large rural residential lots with Dwelling houses where there is limited provision of infrastructure;
 - (b) development provides a high level of residential amenity and character appropriate for the Rural residential zone;
 - (c) natural features such as creeks, gullies, waterways, wetlands, vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design operation and management requirements;
 - (d) non-residential uses are limited to meet the day-to-day needs of the residential catchment where not in proximity to land suitably zoned for centre activities;
 - (e) development responds to land constraints, including but not limited to, flooding, bushfire, former mining activities and land contamination;

Editor's note—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, proponents 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.
 - (f) the purpose of the zone will also be achieved through the following additional overall outcomes for a particular precinct:
 - (g) Environs precinct:
 - (i) development is located on larger rural residential lots with very limited services and infrastructure;
 - (ii) this precinct functions as a transition area to larger land parcels and rural activities in the Rural zone.
 - (h) Hervey Range precinct:
 - (i) development supports low impact and short stay tourist and entertainment activities that compliment the natural environment and health and wellbeing pursuits;
 - (ii) development ensures a high level of amenity for neighbouring properties.

6.2.7.4.3 Specific benchmarks for assessment

Table 6.2.7.4.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Built form	
PO1 Buildings are designed and located to not adversely impact on the rural residential character of the area.	AO1 Building height does not exceed 8.5m.
PO2	AO2

Performance outcomes	Acceptable outcomes
Buildings and other structures are located on the site to: (a) protect the amenity of residents and neighbours; and (b) not impact on existing rural industries on neighbouring rural zoned land.	Buildings, other than a Roadside stall or a non-residential use in the Hervey Range precinct, are setback a minimum of: (a) 6m from the front boundary and 3m from the side boundaries for allotments greater than 2ha; or (b) 5m front boundary and side boundaries for existing allotments less than 2ha.
Residential density	
PO3 Residential density reflects the very low intensity character of the locality.	AO3.1 Residential is limited to 1 Dwelling house per allotment including a Secondary dwelling AO3.2 Any Secondary dwelling is: (a) a maximum of 80m ² gross floor area; and (b) within 25m of the main building.
Use - Roadside stall	
PO4 Roadside stalls are of a scale in keeping with the rural residential character of the area.	AO4.1 Structures associated with the use are limited to 30m ² gross floor area. AO4.2 Structures associated with the use are setback 0m from the front boundary and 3m from the side boundary for allotments greater than 2ha. AO4.3 The Roadside stall only sells produce grown on site.
Where in the Hervey Range precinct	
PO5 Any Caretaker's accommodation is ancillary to the primary use.	AO5 No more than 1 Caretaker's accommodation unit is established on site.
For all assessable development	
Land use	
PO6 Non-residential uses and are limited to those which: (a) do not impact on residential amenity; (b) are compatible with neighbouring rural uses; (c) are complementary to local character and amenity; and (d) do not undermine the viability of nearby urban areas.	No acceptable outcomes are nominated.
Use - Community use	
PO7	AO7.1

Performance outcomes	Acceptable outcomes
<p>Development is located and designed on sites of sufficient size to minimise adverse impacts on:</p> <ul style="list-style-type: none"> (a) the amenity of the setting, in particular noise, odour and dust emissions; (b) the amenity of neighbours; and (c) the safe and effective design capacity of the region's road system. 	<p>A minimum site area for a Community use is 2ha.</p> <p>AO7.2</p> <p>Siting and layout of the Community use includes:</p> <ul style="list-style-type: none"> (a) a total area of covered buildings and roof structures that is no greater than 10% of the site area; and (b) no building or structure closer than 15m to any site boundary. <p>AO7.3</p> <p>Buildings and structures associated with a community use only include:</p> <ul style="list-style-type: none"> (a) shelters; (b) toilets; (c) stands and/or grandstands; (d) kiosks; (e) hall/function area; or (f) lighting. <p>AO7.4</p> <p>Hours of operation are limited to 07:00 and 22:00 daily.</p>
<p>PO8</p> <p>Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) traffic and parking; (b) visual impact; (c) signage; (d) access to sunlight; and (e) privacy. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	<p>No acceptable outcomes are nominated.</p>
Effects of development	
<p>PO9</p> <p>Development responds sensitively to on site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines are maximised; 	<p>No acceptable outcomes are nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(d) the retention of existing vegetation is maximised;</p> <p>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided;</p> <p>(f) the risk of introducing and spreading weeds and pest animals is mitigated; and</p> <p>(g) there is adequate buffering, screening or separation to adjoining development.</p>	
<p>PO10</p> <p>All uses are located, designed, orientated and constructed to:</p> <p>(a) minimise noise dust, odour or other nuisance from existing lawful uses; and</p> <p>(b) minimise nuisance caused by noise, vibration and dust emissions generated from any State-controlled road, infrastructure corridor and rail network in the vicinity;</p> <p>(c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land.</p> <p>Editor's note—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, proponents 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.</p>	<p>No acceptable outcomes are nominated.</p>
Where a non-residential use in the Hervey Range precinct	
<p>PO11</p> <p>Development provides adequate separation, screening and buffering from any adjoining residential premises so that residential privacy and amenity is not adversely affected.</p>	<p>AO11.1</p> <p>Where adjoining a residential premise, development including any building, structure or activity area, is no closer than 15m to any site boundary.</p> <p>AO11.2</p> <p>Plant and air-conditioning equipment is screened from view of the road or adjoining residential activity.</p>
<p>PO12</p> <p>Development must not unreasonably affect the amenity of the surrounding area.</p>	<p>AO12</p> <p>Hours of operation is limited for the following uses:</p> <p>(a) Food and drink outlet: 07:00 – 22:00 daily.</p> <p>(b) Function facility: 10:00 – 24:00 daily.</p>

6.2.7.5 Special purpose zone code

6.2.7.5.1 Application

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

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.7.5.2 Purpose

- (1) The purpose of the Special purpose zone is to:
 - (a) provide for public facilities and infrastructure that are publicly or privately owned or operated; and
 - (b) ensure that incompatible uses do not encroach on the public facilities and infrastructure.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) special uses and works that are owned or operated by Federal, State or local government and government entities are accommodated within this zone. These activities include military defence land, airports, rail lines, rail stations, the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage, cattle saleyard facilities and other like services;
 - (b) development is located appropriate to the type of proposed special purpose and is generally consistent in scale, height and bulk with that of the surrounding development;
 - (c) the viability of special purpose uses are protected by excluding development that could limit the ongoing operation of existing special purpose uses or prejudice appropriate new activities;
 - (d) development will be provided with a level of infrastructure that is appropriate to the use;
 - (e) development responds to land constraints including topography, bushfire, flooding, former mining activities and land contamination;
Editor's note—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, proponents 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.
 - (f) adverse impacts on natural features and processes, both on site and from adjoining areas, are minimised through location, design, operation and management of development;
 - (g) development avoids significant adverse effects on water quality and the natural environment.
 - (h) development does not conflict with the ongoing efficient and safe use of the stock route network of travelling stock.
- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for a particular precinct:
 - (a) Airport precinct:
 - (i) development provides only for air services within the airport operations area; and
 - (ii) development ensures the efficient and safe operation of the Charters Towers airport.
 - (b) Saleyard precinct:
 - (i) development includes service, technology, education, recreational and storage related uses and activities that reinforce and complement rural and agricultural industries throughout the region particularly in the beef sector.
 - (c) Defence land precinct:
 - (i) development provides for military and defence operations and related uses to be conducted on site with appropriate buffers to adjoining rural land;
 - (ii) sensitive land uses do not encroach into military and defence uses within this precinct.

Editor's note—The Town plan does not apply to Commonwealth Land that includes Department of Defence bases, training areas and ranges which are regulated under the *Defence Act 1901* (Commonwealth).

6.2.7.5.3 Specific benchmarks for assessment

Table 6.2.7.5.3 — Assessable development

Performance outcomes	Acceptable outcomes
Built form	
<p>PO1</p> <p>Development is setback from the road frontage to mitigate the impact of activities on the streetscape.</p>	<p>AO1</p> <p>Buildings, structures and specialised industrial activity areas are setback:</p> <p>(a) 10m for land on an arterial road; and</p> <p>(b) 6m for land on any other road.</p>
Caretaker's accommodation	
<p>PO2</p> <p>Development for Caretaker's accommodation;</p> <p>(a) is subordinate to non-residential uses on the same site; and</p> <p>(b) provides adequate private open space for residents.</p>	<p>AO2.1</p> <p>No more than 1 Caretaker's accommodation unit is established per non-residential land use.</p> <p>AO2.2</p> <p>Caretaker's accommodation is a maximum of 100m² in GFA.</p>
<p>PO3</p> <p>Development for Caretaker's accommodation provides a safe living environment for residents through:</p> <p>(a) adequate separation from the source of any emissions generated by the primary use of the site; and</p> <p>(b) design and construction features which mitigate noise, lighting and air quality impacts on habitable rooms.</p>	<p>No acceptable outcome is nominated.</p>
Land use	
<p>PO4</p> <p>Development:</p> <p>(a) does not compromise the use of land for special purposes including public utilities and infrastructure; and</p> <p>(b) is well separated from existing sensitive land uses.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO5</p> <p>Where in the Airport precinct, development:</p> <p>(a) is only associated with air services activities and other complementary uses; and</p> <p>(b) ensures the safe operation of air services activities.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO6</p> <p>Where in the Saleyard precinct, development:</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(a) supports rural and agricultural industries; and</p> <p>(b) ensures the ongoing viability and operation of the existing saleyard and stadium infrastructure through avoiding inappropriate land uses and activities.</p>	
Building design	
<p>PO7</p> <p>Buildings include features that contribute to an attractive streetscape commensurate with the character of the zone.</p>	<p>AO7.1</p> <p>The unarticulated length of external walls along a road frontage does not exceed 15m.</p> <p>AO7.2</p> <p>Buildings:</p> <p>(a) are designed and constructed with varying façade treatments and high-quality finishes such as brick, painted concrete or masonry; and</p> <p>(b) does not incorporate highly reflective materials.</p>
<p>PO8</p> <p>Building entrances are legible and safe.</p>	<p>AO8.1</p> <p>The main entry to the premises is:</p> <p>(a) easily identifiable and directly accessible from the street with a clearly defined entrance point; and</p> <p>(b) separate to vehicle access points.</p> <p>AO8.2</p> <p>Each building is provided with a highly visible street number.</p> <p>AO8.3</p> <p>Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.</p> <p>AO8.4</p> <p>Ancillary office space is sited and orientated towards the principal road frontage of a site.</p>
<p>PO9</p> <p>Development is designed to facilitate the safety and security of people and property having regard to:</p> <p>(a) maximising casual surveillance and sight lines;</p> <p>(b) exterior building design that promotes safety;</p> <p>(c) adequate lighting;</p> <p>(d) appropriate signage and wayfinding;</p> <p>(e) minimisation of personal concealment and entrapment locations; and</p> <p>(f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>Editor's note—Applicants should have regard to <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	
Amenity	
<p>PO10</p> <p>Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from the street and land within other zones.</p>	<p>AO10</p> <p>Utility elements are:</p> <ul style="list-style-type: none"> (a) located within or behind the building; or (b) screened by a 1.8m high solid wall or fence; or (c) behind landscaping having the same screening effect as a 1.8m screen fence. <p>Editor's note—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.</p>
<p>PO11</p> <p>Landscaping is provided to mitigate the visual impact of development and screen unsightly components.</p> <p>Editor's note—Refer also to the Landscaping code.</p>	<p>AO11</p> <p>Landscaping is provided along the entire principal site frontage, excluding driveway, with a minimum width of:</p> <ul style="list-style-type: none"> (a) 4m along an arterial road; and (b) 2m along any other road.
<p>PO12</p> <p>Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO12.1</p> <p>Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>AO12.2</p> <p>Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i>.</p>
Effects of development	
<p>PO13</p> <p>Development responds sensitively to on site and surrounding topography, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage line is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; (f) the risk of introducing and spreading weeds and pest animals is mitigated; and (g) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO14</p> <p>Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.</p>	<p>AO14.1</p> <p>Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>, as amended.</p> <p>AO14.2</p> <p>Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:</p> <p>(a) being wholly enclosed in storage bins; or</p> <p>(b) a watering program so material cannot become airborne.</p>
<p>PO15</p> <p>Development prevents or minimises the generation of any noise so that:</p> <p>(a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and</p> <p>(b) desired ambient noise levels in residential areas are not exceeded.</p>	<p>AO15</p> <p>Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>, as amended.</p>
<p>PO16</p> <p>Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off site releases of contaminants do not occur.</p>	<p>AO16.1</p> <p>Areas where potentially contaminating substances are stored or used, are:</p> <p>(a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded; and</p> <p>(b) located at a level above the defined flood event.</p> <p>AO16.2</p> <p>Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.</p> <p>AO16.3</p> <p>Roof water is piped away from areas of potential contamination.</p>
<p>PO17</p> <p>Development is located, designed and operated so that adverse environmental impacts and environmental harm on nearby land is minimised.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO18</p> <p>All uses are located, designed, orientated and constructed to:</p> <p>(a) minimise noise dust, odour or other nuisance from existing lawful uses; and</p> <p>(b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity; and</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land.</p> <p>Editor's note—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, proponents 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.</p>	
<p>PO19</p> <p>Development does not result in encroachment by sensitive land uses and other incompatible uses along the stock route network and uses are setback and buffered from the stock route network to mitigate impacts.</p>	<p>AO19.1</p> <p>Sensitive land uses are separate a minimum of:</p> <ul style="list-style-type: none"> (a) 200m for a surveyed stock route; or (b) 800m from an unsurveyed stock route.

6.2.7.6 Township zone code

6.2.7.6.1 Application

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

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.7.6.2 Purpose

- (1) The purpose of the Township zone is to provide for:
 - (a) small to medium urban areas in a rural or coastal area; and
 - (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
 - (c) tourist attractions and Short-term accommodation, if appropriate for the area.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) a range of residential, retail, commercial, small scale industrial, administrative and cultural uses are provided;
 - (b) non-residential uses, where consistent with township character, can include tourist related uses such as Tourist parks and small scale Short-term accommodation and highway related services;
 - (c) non-residential uses are co-located where possible to minimise the amenity impacts on any adjoining residential uses;
 - (d) development protects and enhances the unique local or historic character of a town;
 - (e) development is visually appealing and through quality building design that contributes to entry statements into the township and along highway corridors,
 - (f) development services the needs of both local residents, residents of the surrounding rural hinterland areas and visitors;
 - (g) development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
 - (h) development provides a high level of amenity;
 - (i) community facilities and infrastructure that directly supports the local community is facilitated;
 - (j) natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements;
 - (k) development responds to land constraints, including but not limited to topography, bushfire, flooding and former mining activities.

Editor's note—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, proponents 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.

6.2.7.6.3 Specific benchmarks for assessment

Table 6.2.7.6.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Building height (if involving building work)	
PO1 Buildings are: (a) low rise and visually unobtrusive; and	AO1 Building height does not exceed 8.5m or 2 storeys.

Performance outcomes	Acceptable outcomes
(b) located and designed to reflect the low density or township character of the area.	
Residential density	
PO2 Development reflects the low-density character of the locality.	AO2.1 Residential density is a maximum of: (a) one dwelling per lot where a Dwelling house (including one Secondary dwelling); or (b) one dwelling per 450m ² where Dual occupancy.
	AO2.2 Where a Dual occupancy: (a) site cover is a maximum of 50% of the total site area; and (b) minimum street frontage is 30m. Editor's note—Setbacks for a Dwelling house and Dual occupancy are regulated in the Queensland Development Code.
	AO2.3 Where a Dwelling house, any Secondary dwelling is: (a) is a maximum of 80m ² gross floor area; and (b) within 10m of the main building
Amenity	
PO3 The amenity of any adjoining residential uses is not unreasonably affected because of non-residential activity.	AO3 Where non-residential development adjoins a residential use, hours of operation are limited to 7:00 to 18:00 daily. Editor's note—This does not apply to Nature based tourism, Short-term accommodation, Service station and Tourist park.
PO4 Development provides adequate buffering and screening from any adjoining residential premises so that the privacy and amenity of residential premises are not adversely affected.	AO4.1 Where non-residential development adjoins a residential use, a 1.8m high solid screen fence is provided along all boundaries shared with residential premises.
	AO4.2 Plant and air-conditioning equipment is screened from view of the road or adjoining residential premises.
Infrastructure and services	
PO5 Development is serviced by an adequate, safe and reliable supply of potable and general use water, connected to reticulated water supply where possible.	AO5 Development is connected to a potable on site water supply in accordance with the <i>Development works Town plan policy</i> .
PO6	AO6

Performance outcomes	Acceptable outcomes
<p>Development is serviced on site by appropriate waste water disposal infrastructure which ensures:</p> <ul style="list-style-type: none"> (a) no adverse ecological impacts on the receiving environment; (b) cumulative impacts of onsite waste water treatment are considered in assessing the likely environmental impacts; (c) public health is maintained; (d) the location, site area, soil type and topography is suitable for on any site waste water treatment; and (e) the reuse of waste water does not contaminate any surface water or ground water. 	<p>Development treats waste water in accordance with the <i>Development works Town plan policy</i>.</p>
Use - Caretakers accommodation	
<p>PO7</p> <p>Development:</p> <ul style="list-style-type: none"> (a) is ancillary to a non-residential use on the same site; (b) provides adequate open space for the caretaker; and (c) does not compromise the township or village character of the immediate area. 	<p>AO7.1</p> <p>No more than 1 Caretaker's accommodation unit is established on the site.</p> <p>AO7.2</p> <p>The Caretaker's accommodation unit is a maximum of 100m² in GFA.</p> <p>AO7.3</p> <p>Private open space area is provided which:</p> <ul style="list-style-type: none"> (a) is directly accessible from a habitable room; and (b) where a balcony, a veranda or a deck, has a minimum area of 15m² with minimum horizontal dimensions of 1.25m.
For all assessable development	
Land use	
<p>PO8</p> <p>Non-residential development:</p> <ul style="list-style-type: none"> (a) occurs at a scale which provides for the day to day convenience needs of township residents, surrounding rural areas and tourists; (b) does not impact on the viability of the region's centres; (c) does not compromise the low-density township character of the locality; and (d) is located in clusters adjoining other non-residential uses. 	<p>No acceptable outcome is nominated.</p>
Design and amenity	
<p>PO9</p> <p>Non-residential development provides adequate separation, buffering and screening from any adjoining residential premises so that the privacy</p>	<p>AO9</p>

Performance outcomes	Acceptable outcomes
and amenity of residential premises are not adversely affected.	Where non-residential activities adjoin residential premises, a minimum boundary side and rear setback of 3m is required for any: <ul style="list-style-type: none"> (a) buildings; (b) temporary structures including markets; (c) active outdoor use areas; (d) site access points; (e) car parking areas; and (f) servicing or outdoor storage areas.
<p>PO10</p> <p>Development through building design:</p> <ul style="list-style-type: none"> (a) has a high-quality appearance; (b) makes a positive contribution to the township character streetscape; (c) emphasises the local and historic features of the town; and (d) contributes to entry statements along major roads and highways. 	No acceptable outcome is nominated.
<p>PO11</p> <p>Development maintains a high level of amenity within the site and minimises impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic and parking; (c) visual impact; (d) odour and emissions; (e) lighting (f) waste; (g) access to sunlight; and (h) privacy. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO12</p> <p>Development is located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing lawful uses including rural and industrial uses; (b) minimise nuisance caused by noise, vibration and dust emissions generated to the state- 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>controlled road, major roads and the rail network near the land; and</p> <p>(c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land.</p> <p>Editor's note—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, proponents 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.</p>	
<p>PO13</p> <p>Development is designed to achieve safety for all users having regard to:</p> <p>(a) maximising casual surveillance and sight lines;</p> <p>(b) avoiding personal concealment and entrapment locations;</p> <p>(c) exterior building design that promotes safety;</p> <p>(d) adequate lighting;</p> <p>(e) appropriate signage and wayfinding;</p> <p>(f) clearly visible placement and location of letterboxes for identification by emergency services; and</p> <p>(g) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points.</p> <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO14</p> <p>Development responds sensitively to on site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <p>(a) any hazards to people or property are avoided or mitigated to an acceptable level;</p> <p>(b) any earthworks are minimised;</p> <p>(c) the retention of natural drainage lines are maximised;</p> <p>(d) the retention of existing vegetation is maximised;</p> <p>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</p> <p>(f) there is adequate buffering, screening or separation to adjoining development.</p>	<p>No acceptable outcome is nominated.</p>
<p>Use - Short-term accommodation and Tourist park</p>	

Performance outcomes	Acceptable outcomes
PO15 Development is of a scale that does not compromise the low density and township character of the locality.	AO15.1 Short-term accommodation does not exceed 15 rooms.
	AO15.2 Tourist park development does not exceed 50 park sites including 10 holiday cabins.
PO16 Development provides adequate separation from any adjoining residential premises so that the privacy and amenity of residential premises are not adversely affected.	AO16 Where a Tourist park adjoins a residential premises, the minimum setback to any communal buildings is 10m.
Use - Service station	
PO17 Buildings and structures allow for the safe operation of the Service station.	AO17 All buildings and structures, including equipment associated with the Service station operation are setback as follows: (a) 10m from the front boundary; and (b) 3m from the side and rear boundaries.
PO18 Retail components are ancillary to the Service station use.	AO18 The maximum area of retail GFA including any Food and drink outlet is 150m ² .
Use - Child care centre	
PO19 Child care centre development minimises: (a) the hazards of heavy traffic; (b) adverse impacts on the prevailing road hierarchy; and (c) on site conflict between children's activities, pedestrian movement, vehicle movement and car parking.	AO19.1 The use is not accessed from an arterial road.
	AO19.2 Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.

Part 7 Overlays

7.1 Preliminary

- (1) Overlays identify areas in the Town plan that reflect state and local level interests and that have one or more of the following characteristics:
 - (a) there is a particular sensitivity to the effects of development;
 - (b) there is a constraint on land use or development outcomes;
 - (c) there is the presence of valuable resources;
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2 (Mapping).¹⁵
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in Part 5 (Tables of Assessment).
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay;
 - (b) a code for an overlay;
 - (c) a zone code;
 - (d) a development code.
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the Town plan are:
 - (a) Bushfire hazard overlay code;
 - (b) Flood hazard overlay code;
 - (c) Heritage overlay code;
 - (d) Natural environment overlay code;
 - (e) Regional infrastructure overlay code; and
 - (f) Residential character overlay code.
- (8) The following overlays for the Town plan without code(s) are:
 - (a) Agricultural overlay.

¹⁵ Section 5.8 (Categories of development and assessment – Overlays) and each code in Part 7 (Overlays) identifies where the elements for each overlay are mapped.

7.2 Overlay codes

7.2.1 Bushfire hazard overlay code

7.2.1.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment for the Bushfire hazard overlay code and applies to any areas identified on Bushfire hazard overlay map OM2.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

7.2.1.2 Purpose

- (1) The purpose of the Bushfire hazard overlay code is to ensure that:
 - (a) that the risks to life, property, community, economic activity and the environment during uncontrolled bushfire events are avoided or minimised; and
 - (b) development does not increase the potential for bushfire damage or risk on site or to other property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is compatible with the nature of the bushfire hazard except where there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal;
 - (b) development siting, layout, design and access minimises the risks to personal safety, damage to property, infrastructure and other assets;
 - (c) development directly, indirectly and cumulatively avoids an unacceptable increase in severity of bushfires and does not increase the potential for damage on the site or to other properties;
 - (d) the potential for the release of hazardous material as a result of a bushfire event is avoided;
 - (e) evacuation and disaster management response including firefighting and access for emergency services during bushfire events is facilitated; and
 - (f) community infrastructure is located and designed to function effectively at all times.

7.2.1.3 Specific benchmarks for assessment

Table 7.2.1.3 — Assessable development

Performance outcomes	Acceptable outcomes
Site suitability	
PO1 Development maintains the safety of people and property. Editor's note – A site specific bushfire hazard assessment and management plan is required to demonstrate compliance with this performance criterion. Refer to the Natural hazards Town plan Policy.	No acceptable outcome is nominated.
PO2 Development does not result in a higher concentration of people living, working or congregating in a bushfire prone area 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.	AO2 The following uses are not located on land within a high to very high bushfire hazard area: (a) Agricultural supplies store; (b) Bulk landscape supplies; (c) Club; (d) Community use; (e) Food and drink outlet;

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> (f) Function facility; (g) Garden centre; (h) Market; (i) Nature based tourism; (j) Outdoor sport and recreation; (k) Rural industry; (l) Rural workers accommodation; (m) Renewable energy facility; (n) Tourist park; and (o) Wholesale nursery.
Siting of development	
<p>PO3</p> <p>The siting, layout and design of development avoids or mitigates the risks associated with bushfire hazard through:</p> <ul style="list-style-type: none"> (a) being situated on that part of the site that has the lowest level of bushfire risk; (b) fire mitigation measures that do not adversely impact on areas having high environmental values. <p>Editor's note—</p> <ul style="list-style-type: none"> (a) a site specific bushfire hazard assessment and management plan is required to demonstrate compliance with this performance criterion. Refer to the Natural hazards TPP; (b) buildings in a bushfire hazard area must meet the requirements of <i>AS3959-2009 – the Australian Standard for the Construction of Buildings in Bushfire Prone Areas</i> and the requirements of the Building Code of Australia. 	<p>No acceptable outcome is nominated.</p>
Water supply	
<p>PO4</p> <p>Development in areas with a reticulated water supply has adequate flow and pressure for fire-fighting purposes at all times.</p>	<p>AO4</p> <p>The water supply network has a minimum sustained pressure and flow of at least 10 litres per second at 200kPa.</p>
<p>PO5</p> <p>Development in areas without a reticulated water supply has an appropriate dedicated water supply for fire-fighting purposes, that is safely located and freely accessible for fire-fighting purposes at all times.</p>	<p>AO5</p> <p>Development involving a gross floor area greater than 50m² where a reticulated water supply is not available is:</p> <ul style="list-style-type: none"> (a) provided with an easily accessible fire resistant on site water storage of not less than 5,000 litres (e.g. concrete tank with fire brigade fittings, in-ground swimming pool, dam fed by a permanent water source) that is within 100m of the development; and

Performance outcomes	Acceptable outcomes
	<p>(b) has a hard-standing area allowing a heavy rigid fire appliance safe access to within 6m of the storage facility.</p> <p>Editor's note—Plastic water tanks are not considered to be fire resistant.</p>
Roads, fire access trails and firebreaks	
<p>PO6</p> <p>Roads and fire access trails are designed and constructed to:</p> <p>(a) enable efficient access to buildings and structures for fire-fighting purposes for emergency services; and</p> <p>(b) swift evacuation in emergency situations.</p>	<p>AO6.1</p> <p>Roads and fire access trails are designed and constructed to:</p> <p>(a) have a maximum gradient of 12.5%;</p> <p>(b) a minimum cleared width of 6m and a minimum formed width of 4m;</p> <p>(c) provides passing and turning areas for fire-fighting appliances at intervals of not less than 500m;</p> <p>(d) have a vehicular access at each end to roads or a bushfire trail; and</p> <p>(e) not involve any cul-de-sac.</p> <p>AO6.2</p> <p>Development has direct access to an evacuation route with a potential fire intensity exposure no greater than 2kw/m².</p> <p>Editor's note—The distance from hazardous vegetation to achieve 2kw/m² is generally:</p> <p>(i) 58m in a very high bushfire hazard areas;</p> <p>(ii) 52m in a high bushfire hazard area; and</p> <p>(iii) 44m in a medium bushfire hazard area.</p> <p>AO6.3</p> <p>Development incorporates an area of managed vegetation that separates lot boundaries from hazardous vegetation by a distance of:</p> <p>(a) 20m to a high or very high bushfire risk area; or</p> <p>(b) 10m to a medium risk bushfire area and includes a fire access trail.</p> <p>Editor's note—</p> <p>(i) hazardous vegetation is identified through a site specific bushfire hazard assessment. Refer also to the Natural hazards TPP;</p> <p>(ii) any fire access trail is secured by public ownership or an access easement in favour of Charters Towers Regional Council and the Queensland Fire and Rescue Service.</p>
<p>PO7</p> <p>Development provides for adequate fire breaks that minimise bushfire hazard by:</p> <p>(a) separating hazardous vegetation from development areas; and</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(b) facilitating access for firefighting and emergency vehicles.</p> <p>Editor's note—A site specific bushfire hazard assessment and management plan is required to demonstrate compliance with this performance criterion. Refer to the Natural hazards TPP.</p>	
<p>PO8</p> <p>Development is located and designed to incorporate a bushfire defensible space which achieves separation between buildings, building envelopes and hazardous vegetation necessary to reduce risk to an acceptable or tolerable level.</p>	<p>AO8.1</p> <p>Buildings, or building envelopes, are separated by hazardous vegetation by a distance that achieves a radiant heat flux level at any point on the building, or building envelope, respectively that does not exceed:</p> <p>(a) 10kW/m² where involving a vulnerable use, essential service uses or hazardous chemical facility use; or</p> <p>(b) 29W/m² otherwise.</p> <p>Editor's note—The radiant flux levels and separation distances are to be established in accordance with hazard assessments. 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. For staged development, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>AO8.2</p> <p>Development ensures buildings or building envelopes are separated from adjacent buildings or building envelopes by a minimum distance of 8m.</p>
Hazardous materials	
<p>PO9</p> <p>The potential for the release of hazardous materials as a result of a bushfire event is avoided.</p>	<p>AO9</p> <p>Development involving the production or storage of hazardous materials is not located within a high or very high bushfire hazard area.</p>
Reconfiguration of a lot	
<p>PO10</p> <p>Additional lots avoid the risk of bushfire hazard to:</p> <p>(a) personal and property safety; and</p> <p>(b) increased risk of damage to assets.</p> <p>Editor's note—A site specific bushfire hazard assessment and management plan may demonstrate that the site is not within a bushfire hazard area or has a low degree of bushfire risk. Refer also to the Natural hazards TPP.</p>	<p>AO10</p> <p>New lots (including rear lots) do not occur in a bushfire prone area.</p>
Essential community infrastructure	
<p>Editor's note—The term essential community infrastructure is defined in the State Planning Policy.</p>	
<p>PO11</p> <p>Development for essential community infrastructure is located, designed and sited to:</p> <p>(a) protect the safety of people during a bushfire;</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(b) not increase the exposure of people to the risk from a bushfire event; and</p> <p>(c) function effectively during and immediately after bushfire events.</p> <p>Editor's note—A site specific bushfire hazard assessment and management plan is required to demonstrate compliance with this performance criterion. Refer to the Natural hazards TPP.</p>	

7.2.2 Flood hazard overlay code

7.2.2.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment for the Flood hazard overlay code and applies to any areas identified on Flood hazard overlay map OM3.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

7.2.2.2 Purpose

- (1) The purpose of the Flood hazard overlay code is to ensure that development on land subject to a defined flood¹ event² (DFE) avoids or mitigates the risk of flood hazard³ to protect people, property, the environment and economic activity and, to ensure development does not adversely affect other properties or the hydraulic efficiency of a waterway or floodplain.
- (2) The purpose of the code will be achieved through compliance with the following overall outcomes:
 - (a) development does not occur on land subject to flooding from a defined flood event unless:
 - (i) it is compatible with the level of risk having regard to flow depth, flow velocity, rate of flood level rise and the duration of the inundation;
 - (ii) the impacts of flooding can be managed such that there can be no foreseeable risk to personal safety or to property;
 - (b) development does not result in an increase in the extent or severity of flood risk to the site or other land;
 - (c) the flood storage or the conveyance of waterways and flood plains is not diminished;
 - (d) the potential for the release of hazardous material is not increased;
 - (e) development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
 - (f) essential community infrastructure is located and designed to function effectively during and immediately after a flood hazard event.

Editor's notes–

1. The term 'flood' is used to describe the temporary inundation of land by expanses of water that overtop the natural or artificial banks of a creek, river, lake or estuary resulting from prolonged or intensive rainfall in the catchments of these water bodies.
2. The term 'defined flood event' or DFE is used to describe level of a 1% annual exceedance probability (AEP) event (including an allowance for climate change) where determined by a flood assessment. It should be noted that higher flood events than the DFE can occur.
3. Site specific flood hazard assessments are required to demonstrate compliance with aspects of this overlay code. Refer also to the Natural hazard TPP.
4. For the purposes of section 13 of the *Building Regulation 2006*:
 - (a) The area covered by the flood overlay map is the designated flood hazard area;
 - (b) The defined flood level is the level to which flood waters would reasonably be expected to rise within the flood hazard area during the defined flood event.

7.2.2.3 Specific benchmarks for assessment

Table 7.2.2.3(a) — Assessable development

Performance outcomes	Acceptable outcomes
Siting of development	
PO1 Development:	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>(a) does not provide unacceptable risks to people and property from flood hazard impacts or, the risks are mitigated to an acceptable or tolerable level; and</p> <p>(b) does not intensify or locate a use in an extreme or high hazard area, in order to avoid risks to people, property and the environment.</p>	
<p>PO2</p> <p>Development is sited to enable safe evacuation in the event of a flood.</p>	No acceptable outcome is nominated.
<p>PO3</p> <p>Signage is provided within flood hazard areas to alert residents and visitors to the flood hazard.</p>	<p>AO3</p> <p>Signage is provided on site (regardless of whether the land is in public or private ownership) indicating:</p> <p>(a) the position and path of all safe evacuation routes off the site; and</p> <p>(b) if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points such as floodway crossings or entrances to low-lying reserves.</p>
Reconfiguring a lot	
<p>PO4</p> <p>The siting, layout and design of lot reconfiguration avoids or mitigates the adverse impacts associated with flooding to protect the safety of people and property.</p>	No acceptable outcome is nominated.
<p>PO5</p> <p>Road and pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route.</p>	No acceptable outcome is nominated.
Building floor levels	
<p>PO6</p> <p>The floor levels of sensitive land uses have an acceptable level of flood immunity to maintain the safety of people from flood hazard impacts.</p> <p>Editor's note—The grouping of land uses known as 'sensitive land uses', as referenced throughout this Town plan is found in section SC1.2 Administrative terms.</p>	<p>AO6.1</p> <p>Habitable rooms have a minimum floor level at least 0.3m above the DFE.</p>
	<p>AO6.2</p> <p>Floor levels of non-habitable rooms (other than Class 10 buildings) are above the DFE, or allow for the flow through of floodwaters on the ground floor.</p>
	<p>AO6.3</p> <p>Where involving an extension to an existing residential use that has habitable rooms below the level referred to in AO6.2, any extension does not exceed 25m² GFA.</p>

Performance outcomes	Acceptable outcomes
<p>PO7</p> <p>Non-residential development is designed and located to minimise damage to property and contents from flooding impacts.</p>	<p>No acceptable outcome is nominated.</p>
Earthworks	
<p>PO8</p> <p>Development including any earthworks must:</p> <ul style="list-style-type: none"> (a) not adversely impact on or change the flood characteristics of a floodplain or waterway; (b) not reduce existing flood storage and flow capacity; (c) avoid any physical change to a floodplain or natural waterway; (d) avoid increased scour and erosion; (e) not increase the depth, velocity or direction of the flow, the rate of flood level rise or the duration of inundation on the site or on land external to the site; and (f) not remove any riparian or riverine vegetation. 	<p>No acceptable outcome is nominated.</p>
Hazardous materials	
<p>PO9</p> <p>Public safety and the natural environment are not adversely affected by the impacts of floodwater on hazardous materials manufactured or stored in bulk.</p>	<p>AO9.1</p> <p>Development does not involve the manufacture or storage of hazardous materials within a flood hazard area.</p> <p>AO9.2</p> <p>Where it can be demonstrated that there is a low or medium flood risk, the manufacture or storage of hazardous materials takes place above the DFE flood levels.</p> <p>Editor's note—A site specific flood hazard assessment is required to demonstrate compliance with this performance criterion. Refer to the Natural hazards TPP.</p>
Intensive animal industry	
<p>PO10</p> <p>The use of land for intensive animal husbandry does not establish or intensify in a flood hazard area, in order to avoid risk to the environment.</p>	<p>AO10</p> <p>Intensive animal husbandry, including the storage of bulk food and any associated water treatment facilities, does not occur on land below the DFE.</p>
Essential community infrastructure	
<p>Editor's note—The term essential community infrastructure is defined in the State Planning Policy.</p>	
<p>PO11</p> <p>Essential community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO11</p> <p>Community infrastructure is provided at or above the recommended flood level specified in Table 7.2.2.3(b)—Recommended flood levels of community infrastructure.</p>

Performance outcomes	Acceptable outcomes
<p>PO12</p> <p>Essential services infrastructure (e.g. on site electricity, gas, water supply, sewerage and telecommunications) maintains its function during and immediately after a DFE flood event.</p>	<p>AO12</p> <p>Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are:</p> <p>(a) located above the DFE; or</p> <p>(b) designed and constructed to prevent floodwater intrusion/infiltration.</p>
Emergency management	
<p>PO13</p> <p>Development in flood hazard areas supports and does not hinder disaster management capacity and capabilities.</p>	No acceptable outcome is nominated.

Table 7.2.2.3(b) — Recommended flood levels for community infrastructure

Development	Level of flood immunity annual exceedance probability (AEP)
<p>Development involving:</p> <p>(a) emergency services; and</p> <p>(b) hospitals and associated facilities.</p>	0.2% AEP flood event
<p>Development involving:</p> <p>(a) emergency/evacuation shelters;</p> <p>(b) the storage of valuable records or items of historic/cultural significance (e.g. libraries, galleries);</p> <p>(c) aeronautical facilities;</p> <p>(d) telecommunication facilities;</p> <p>(e) substations;</p> <p>(f) water treatment plants;</p> <p>(g) regional fuel storage;</p> <p>(h) food storage warehouse; and</p> <p>(i) Retirement facility and Residential care facility.</p>	0.5% AEP flood event
Sewerage treatment plants (requiring licensing as an environmentally relevant activity).	1% AEP flood event

7.2.3 Heritage overlay code

7.2.3.1 Application

This code applies to development where the code is identified as applicable in the applicable categories of assessment and development for the Heritage overlay code and applies to any areas identified on Heritage overlay map OM4.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

7.2.3.2 Purpose

- (1) The purpose of the Heritage overlay code is to ensure:
 - (a) local cultural heritage places throughout the Charters Towers region are conserved for present and future generations;
 - (b) development is compatible with the cultural heritage significance of the local heritage place; and
 - (c) any development and works undertaken is consistent with the Burra Charter.
- (1) For buildings, local heritage places are characterised by the following features:
 - (a) commercial buildings with no setbacks to the street, post supported awnings along the street frontages, pedestrian entries from the street, predominately glass Shop fronts to the street, unobtrusive signage and a scale consistent with late nineteenth century architecture;
 - (b) residential detached dwellings of “timber and iron” style set in a large yard with mature trees, with a dominant roof form, the use of corrugated iron, elevated on timber stumps and the use of verandahs.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the cultural heritage significance of the Charters Towers region’s local heritage places is maintained and protected;
 - (b) local heritage places are protected from inappropriate removal and demolition unless there are no adverse impact on the heritage significance of that place or there is an unacceptable human safety risk;
 - (c) the re-use and adaption of local heritage places is supported where development is compatible to the heritage significance of the place;
 - (d) archaeological features and artefacts are identified and appropriately managed;
 - (e) development within a Local Heritage place including signage is visually subservient to the heritage place and does not impact on its cultural heritage significance.

Editor’s note—A site specific heritage impact assessment is required to demonstrate compliance with various aspects of this overlay code. Refer also to the Heritage Town plan policy.

7.2.3.3 Specific benchmarks for assessment

Table 7.2.3.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Operational work where an Advertising device	
PO1 The visual appearance of advertising devices and signage: <ol style="list-style-type: none">(a) is unobtrusive and does not dominate the building or streetscape; and(b) protects the historic character of the local cultural heritage place.	AO1 Signage and advertising devices comply with the section 4.3.3 of the Heritage Town plan policy.
Assessable development	

Performance outcomes	Acceptable outcomes
Demolition or removal within a Local heritage place	
<p>PO2</p> <p>Any demolition must:</p> <ul style="list-style-type: none"> (a) not result in the loss of the cultural heritage significance of the heritage place; or (b) demonstrate the building or structure to be demolished is not capable of structural repair and represents a safety hazard; or (c) ensure that part of the local heritage place is not of cultural heritage significance. <p>Editor's note—PO2(b) will require the preparation and submission of an Engineering report by a suitably qualified professional (Registered Practicing Engineer of Queensland) that demonstrates the building or structure is structurally unsound, represents a public safety risk and is beyond reasonable repair.</p>	<p>No acceptable outcome is nominated.</p>
Development within a Local heritage place	
<p>PO3</p> <p>Development is compatible with the conservation and management of the cultural heritage significance of the Local heritage place.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO4</p> <p>Development does not adversely affect the heritage significance of the heritage place and is compatible with its heritage values including:</p> <ul style="list-style-type: none"> (a) maintaining views to and from the heritage place where significant; (b) consistency with the character, setbacks, setting or appearance of the heritage place; (c) minimising for overshadowing on to the heritage place; (d) avoiding altering, removing or concealing significant heritage features; (e) avoiding the removal of significant established trees and vegetation; and (f) consistency with open space and landscaping features. 	<p>No acceptable outcome is nominated.</p>
<p>PO5</p> <p>Any reconfiguring a lot:</p> <ul style="list-style-type: none"> (a) does not diminish the cultural significance of the local heritage place including maintaining its historical context, landscape settings and consistency with the prevailing built environment; (b) reflects the pattern and layout of the original subdivision in the area; and 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
(c) does not reduce public access to the local heritage place.	
Carrying out building work (where not demolition), operational work or other works within a Local heritage place	
<p>PO6</p> <p>Building work incorporates design elements which are compatible with the values of the heritage place in terms of:</p> <p>(a) architectural features;</p> <p>(b) external materials; and</p> <p>(c) finishes and colours.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>Excavation or other earthworks do not create an adverse impact on archaeological and heritage values of the local heritage place.</p>	No acceptable outcome is nominated.
<p>PO8</p> <p>Any new fencing, landscaping, access or car parking arrangements are designed and sited in a manner that:</p> <p>(a) does not have a detrimental impact on the significant values or views of the place;</p> <p>(b) enhances the overall appearance of the local heritage place; and</p> <p>(c) is sensitive to materials, colours, scale, placement and layout of the place.</p>	No acceptable outcome is nominated.
Archaeology	
<p>PO9</p> <p>Development does not adversely impact on known or potential archaeological deposits.</p>	No acceptable outcome is nominated.
General	
<p>PO10</p> <p>Any changes as a result of development and associated works to a Local heritage place, are appropriately managed and documented.</p>	<p>AO10</p> <p>Development is compatible with a Conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.</p> <p>Editor's note—An archival quality photographic record is made of the features of the place that are impacted because of the development.</p>

7.2.4 Natural environment overlay code

7.2.4.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment for the Natural environment overlay code and applies to any areas identified on Natural environment overlay map OM5.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

7.2.4.2 Purpose

- (1) The purpose of the Natural environment overlay code is to:
 - (a) protect important environmental areas including those Matters of State Environmental Significance (MSES) and their associated ecological processes and biodiversity values;
 - (b) maintain or enhance the health and resilience of biodiversity to support ecological integrity;
 - (c) maintain or enhance ecological connectivity to preserve fauna movement, habitat values, remnant vegetation and ecological processes;
 - (d) protect or enhance water quality, ecosystem health and the natural hydrological functioning of waterways, wetlands and their riparian areas and buffers; and
 - (e) protect, rehabilitate and manage biodiversity and ecosystem services values.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids adverse impacts on MSES and their associated ecological processes and biodiversity values, unless:
 - (i) it is demonstrated that MSES do not exist on the site; or
 - (ii) where adverse environmental impacts cannot be avoided, impacts are minimised and an environmental offset is provided for any residual adverse impacts and a net environmental benefit is achieved;
 - (b) development avoids direct and indirect impacts resulting in species or habitat loss or disturbance, soil degradation or pollution due to vegetation clearing, erosion and contamination, salinity, waste disposal or modification to natural processes;
 - (c) fragmentation of remnant vegetation, ecological corridors and existing habitat is avoided to maintain ecological function and biodiversity values and to maintain or increase the resilience of ecosystems and habitat to threatening processes, including the impacts of climate change;
 - (d) a network of connecting corridors and linkages between areas supporting MSES, wetlands, waterways, remnant vegetation, habitat areas and other natural areas are maintained, created or restored;
 - (e) development including infrastructure, is designed and located to maintain and enhance continuity of wildlife movement and ecological processes;
 - (f) the hydrological regime of wetlands and waterways is protected and rehabilitated;
 - (g) development avoids encroachment or expansion into sensitive habitats along riparian areas unless it is for management of public access, recreation, public use or other public benefit;
 - (h) development maintains sustainable community access to waterways, national parks and other land in protected area estates;
 - (i) development incorporates and maintains appropriate buffers in accordance with minimum best practice distances so as to avoid adverse impacts on environmental values;
 - (j) development maintains or enhances the scenic amenity of important natural landscapes, views and vistas.

Editor's note—Matters of national environmental significance are regulated the *Environmental Protection and Biodiversity Conservation Act 1999*.

7.2.4.3 Specific benchmarks for assessment

Table 7.2.4.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Environmental protection and buffering	
<p>PO1</p> <p>Development maintains and protects and MSES by:</p> <ul style="list-style-type: none"> (a) locating in areas that avoid adverse impacts on MSES; or (b) where adverse environmental impacts cannot be avoided, impacts are minimised and an environmental offset is provided for any residual adverse impacts; and (c) the underlying ecological processes and biodiversity values of MSES are maintained or enhanced. <p>Editor's note—</p> <ul style="list-style-type: none"> (i) to assist in demonstrating achievement of an environmental and ecological assessment may be required to demonstrate compliance with this performance criterion; (ii) 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>AO1</p> <p>Development locates outside of an area supporting MSES as shown on map OM5.</p>
Buffers	
<p>PO2</p> <p>Development is setback from and provides an adequate vegetated buffer to areas containing MSES to:</p> <ul style="list-style-type: none"> (a) protect these areas and their values from threatening processes; (b) avoid edge effects such as undesirable microclimate effects and threats from non-native or pest fauna or flora; and (c) maintain and enhance ecological connectivity. 	<p>AO2</p> <p>A buffer extending from the outside edge of an area of MSES is provided and has a minimum width of 200m where located outside an urban zone.</p>
<p>PO3</p> <p>An adequate buffer to a wetland in a MSES area is provided and maintained to:</p> <ul style="list-style-type: none"> (a) protect or enhance habitat values, connectivity and other ecological processes and values; (b) protect water quality and aquatic conditions; (c) maintain natural micro-climatic conditions; (d) maintain natural hydrological processes; (e) prevent mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and 	<p>AO3</p> <p>A vegetated and development free buffer is provided and maintained extending from the high bank of the following:</p> <ul style="list-style-type: none"> (a) 100m wide buffer to a river; or (b) 50m wide buffer to waterway.

Performance outcomes	Acceptable outcomes
(f) prevent loss or modification of chemical, physical or biological properties or functions of soil.	
<p>PO4</p> <p>Isolated habitat areas are linked by a continuous corridor to provide effective ecological connectivity and to create additional linkages along waterways, wetlands, drainage lines, ridgelines, and other areas where possible.</p>	<p>AO4</p> <p>Development provides a continuous corridor with a minimum width of 100m linking areas of protected vegetation to each other and other vegetation areas off site.</p>
Assessable development	
General	
<p>PO5</p> <p>Alterations to natural landforms, hydrology and drainage patterns do not adversely impact on areas containing MSES.</p>	No acceptable outcome is nominated.
<p>PO6</p> <p>Development retains and enhances riparian vegetation along watercourses and drainage corridors, and vegetation along timbered ridgelines.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>Development avoids direct and indirect impacts on significant ecological communities and significant species and their habitats, including disturbance from the presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts.</p>	No acceptable outcome is nominated.
<p>PO8</p> <p>Areas of habitat that support a critical life cycle stage such as feeding, breeding or roosting or ecological function for threatened species, ecological communities or migratory species are protected and not impacted by development.</p>	No acceptable outcome is nominated.
<p>PO9</p> <p>Buffering, rehabilitation or restoration protects and enhances MSES and their underlying ecological processes, habitat and biodiversity values by:</p> <p>(a) using site appropriate and locally occurring native species;</p> <p>(b) replicating as far as practicable, the species composition and structural components of healthy remnant vegetation and associated habitats, including understorey vegetation; and</p> <p>(c) excluding environmental weeds, declared plants and other non-native plants likely to displace native flora or fauna species or degrade habitat.</p>	No acceptable outcome is nominated.
PO10	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>Development:</p> <ul style="list-style-type: none"> (a) avoids the introduction of pest species (plant or animal) that pose a risk to the ecological integrity and biodiversity values of MSES; and (b) includes appropriate pest management practices to control any existing threat of pest species in a way that provides for the long term ecological integrity of MSES. 	
Ecological corridors	
<p>PO11</p> <p>Development protects an ecological corridor through:</p> <ul style="list-style-type: none"> (a) enhancing ecological connectivity and habitat extent; and (b) effectively linking habitats on and/or adjacent to the site. <p>Editor's note—Ecological corridors and habitat linkages have dimensions and characteristics to support:</p> <ul style="list-style-type: none"> (i) ecological processes and functions that enable the natural change in distributions of species and provide connectivity between populations of species over long periods of time; (ii) ecological responses to climate change; (iii) connectivity between large tracts and patches of remnant vegetation, habitat areas and areas supporting MSES; and (iv) effective and unhindered day-to-day and seasonal movement of avian, terrestrial and aquatic fauna. 	<p>No acceptable outcome is nominated.</p>
Wetland ecological values	
<p>PO12</p> <p>Development involving the clearing of vegetation protects the biodiversity, ecological values and processes, and hydrological functioning of a wetland area, including:</p> <ul style="list-style-type: none"> (a) water quality values; (b) aquatic habitat values; (c) terrestrial habitat values; and (d) usage of the site by native wetland fauna species or communities. 	<p>No acceptable outcome is nominated.</p>
Wetland hydrology and stormwater management	
<p>PO13</p> <p>The existing surface water hydrological regime of the wetland is enhanced or maintained through:</p> <ul style="list-style-type: none"> (a) providing a net ecological benefit and improvement to the environmental values and 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>functioning of a wetland in a wetland protection area; or</p> <p>(b) rehabilitating the existing hydrological regime or restore the natural hydrological regime of a wetland.</p>	
Land degradation	
<p>PO14</p> <p>Development avoids land degradation in a wetland area, including:</p> <p>(a) mass soil movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and</p> <p>(b) loss or modification of chemical, physical or biological properties or functions of soils.</p>	No acceptable outcome is nominated.
<p>PO15</p> <p>Degraded areas supporting MSES or other environmental values important to the maintenance of underlying ecological processes required to maintain biodiversity, are rehabilitated as near as is practical to the naturally occurring state of native plant species and ecological communities.</p>	No acceptable outcome is nominated.
Monitoring	
<p>PO16</p> <p>During construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on areas supporting MSES and their underlying ecological processes and biodiversity values are avoided or minimised.</p>	No acceptable outcome is nominated.
Environmental Offsets	
<p>PO17</p> <p>Where development cannot reasonably avoid impacts on MNES or MSES, any unavoidable impacts should be minimised and offset, in accordance with the <i>Environmental Offsets Regulation 2014</i>.</p>	No acceptable outcome is nominated.

7.2.5 Regional infrastructure overlay code

7.2.5.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment for the Regional infrastructure overlay and applies to any areas identified on Regional infrastructure corridor overlay map OM6.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.



7.2.5.2 Purpose

- (1) The purpose of the Regional infrastructure overlay code is to:
 - (a) protect regionally significant infrastructure including the Tabletop en-route or secondary radar, Very high frequency communication facilities and Satellite ground station aviation facilities from nearby development that is sensitive to, or creates a risk for the infrastructure; and
 - (b) protect nearby development from the potential impacts of the regionally significant infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) effective separation and interface treatment is provided to major infrastructure sites and corridors to avoid risk to people and property and to minimise noise, odour and visual impacts;
 - (b) easy access is provided to and along major infrastructure sites and corridors;
 - (c) development does not compromise the safe and efficient operation, maintenance or expansion of major infrastructure;
 - (d) existing and planned regional infrastructure facilities and corridors are protected from encroachment by sensitive land uses or incompatible development;
 - (e) development does not create any threat to the provision of a safe and reliable supply of services and infrastructure to all users, and avoids any potential interference with the ongoing operation, maintenance and augmentation of the services and infrastructure;
 - (f) development does not increase the potential for safety concerns, nuisance and complaints and minimises the need for measures to be introduced in the operation of the infrastructure to reduce potential impacts on surrounding areas; and
 - (g) development minimises overlooking of and visual exposure to the infrastructure sites and corridors.

7.2.5.3 Specific benchmarks for assessment

Table 7.2.5.3 — Assessable development

Performance outcomes	Acceptable outcomes
General	
PO1 Development does not increase risk to community health or safety, or the operation and reliability of major regional infrastructure.	No acceptable outcome is nominated.
PO2 Development involving a sensitive land use is sufficiently separated from major infrastructure to: <ol style="list-style-type: none"> (a) ensure community safety; (b) minimise the likelihood of nuisance or complaint; and (c) is located, designed and constructed to protect the integrity of the major infrastructure; and 	AO2 Sensitive land uses maintain a setback of at least: <ol style="list-style-type: none"> (a) 50m from a transmission substation; (b) 20m from any other substation; (c) 40m from a Powerlink high voltage corridor; (d) 20m from bulk water storage infrastructure;

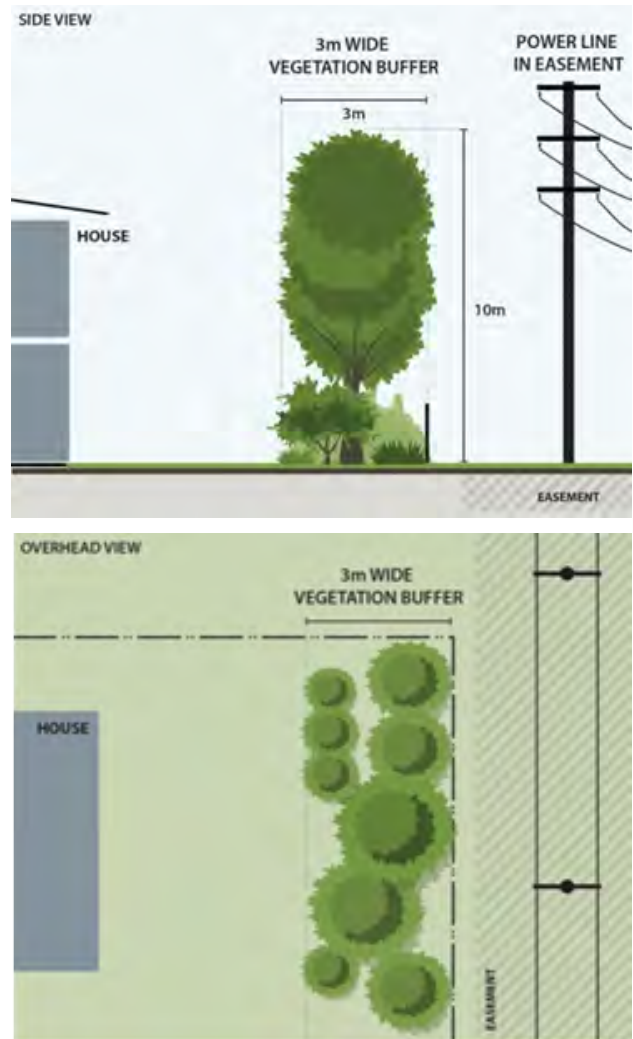
Performance outcomes	Acceptable outcomes
(d) maintains adequate access for any required maintenance or upgrading of the major infrastructure.	(e) 30m from a transmission line equal or greater than 66kV (identified as a major electricity infrastructure on OM6).
<p>PO3</p> <p>Other than where they are separated from the infrastructure by a road, buildings are oriented to avoid direct overlooking of major infrastructure or corridors.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note–The figure below provides an illustration of buildings oriented away from infrastructure.</p> 
<p>PO4</p> <p>Major infrastructure within private land is protected by easement in favour of the service provider.</p>	<p>AO4</p> <p>Existing easements are maintained and where none currently exist, new easements are created which are sufficient for the provider's requirements.</p>
<p>PO5</p> <p>Where in the building restriction area, development (including any associated permanent or temporary structures landscaping) does not obstruct a clear line of sight between the Tabletop en-route or secondary radar, Very high frequency communication facilities and Satellilite ground station aviation facilities and associated communication satellites.</p>	<p>AO5</p> <p>Where in the building restriction area, development (including any associated permanent or temporary structures landscaping) does not exceed 12m in building height.</p>
Electricity infrastructure (including substations)	
<p>PO6</p> <p>Where major electricity infrastructure is located within public open space, the dimensions and characteristics of the open space area are sufficient to accommodate the electricity easement, in combination with compatible recreational facilities and landscaping, so that:</p> <ul style="list-style-type: none"> (a) it has an open and expansive character, with landscape design which assists in breaking up the linear and vertical dominance of the infrastructure; (b) landscaping is located outside the easement area and substantively screens and softens the appearance of poles, towers or other structures; and (c) recreational facilities and landscaping are compatible with the electricity infrastructure, having regard to safety, height, the conductivity 	<p>No acceptable outcome is nominated.</p> <p>Editor's note–The figures below provide an example of a well-integrated transmission corridor.</p> 

Performance outcomes	Acceptable outcomes
<p>of materials and access to the electricity infrastructure by the electricity provider.</p>	 <p>Editor's note—Refer also to the Landscaping code.</p>
<p>PO7</p> <p>Where major electricity infrastructure is located in a road:</p> <ul style="list-style-type: none"> (a) an attractive, functional and safe streetscape is achieved; (b) street furniture, planting and lighting are compatible with the electricity infrastructure, having regard to safety, height and the conductivity of materials; (c) the reserve has sufficient width to accommodate significant landscaping which assists in screening and softening poles, towers or other structures and equipment from nearby sensitive land uses; (d) the clearances required under schedules 4 and 5 of the <i>Electrical Safety Regulations 2002</i> can be achieved; and (e) convenient access to the infrastructure by the electricity provider is maintained. 	<p>No acceptable outcome is nominated.</p>
<p>PO8</p> <p>Development avoids potential noise nuisance from electricity substations.</p>	<p>AO8</p> <p>Noise emissions do not exceed 5db(A) above background noise level at the facia of a building measured in accordance with AS 1055 Acoustics – description and measurement of environmental noise.</p>
<p>PO9</p> <p>There is sufficient space within the site to establish landscaping which substantively assists in screening and softening poles, towers or other structures and equipment associated with major electricity infrastructure and substations.</p>	<p>AO9</p> <p>A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p> <p>Editor's note—The figures below provide an example but are not drawn to scale. Applicants may find guidance in Powerlink's "Screening your home from powerlines – A guide for planting trees and shrubs outside of easements to screen powerlines". Applicants should also note that vegetation will</p>

Performance outcomes

Acceptable outcomes

need to maintain statutory clearances (refer Ergon’s Standard for Vegetation Management and Standard for Vegetation Clearance Profile).



Editor’s note—Refer also to the Landscaping code.

Reconfiguring a lot

PO10

Reconfiguration of lots does not compromise or adversely impact upon the efficiency, functionality and integrity of major infrastructure and services networks.

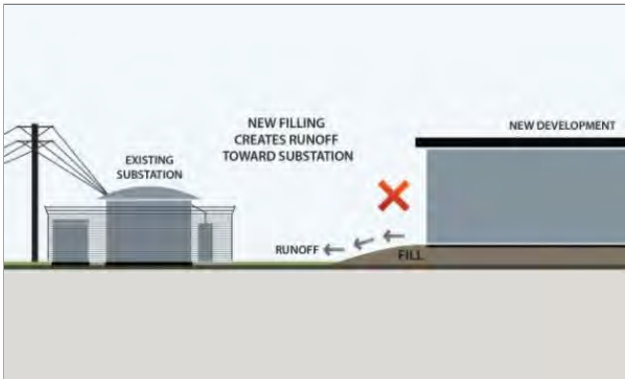
No acceptable outcome is nominated.

PO11

Lot reconfiguration integrates major infrastructure sites and corridors within the overall layout. Layout and design:

- (a) ensures land of sufficient size and suitability is allocated to accommodate the existing and future major infrastructure networks;
- (b) as far as possible, minimises the likely visual prominence of major infrastructure; and

No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>(c) provides for an interface to surrounding uses that minimises the potential for nuisance (including noise and odour), health and safety concerns.</p> <p>Editor's note—Applicants should consult with the infrastructure providers early in the planning process to determine relevant infrastructure requirements.</p>	
<p>PO12</p> <p>Where the reconfiguration involves major electricity infrastructure corridor, the corridor is incorporated within a useable public open space network wherever possible.</p>	<p>No acceptable outcome is nominated.</p>
Operational works	
<p>PO13</p> <p>Development within a bulk water storage area is located, designed and constructed to:</p> <p>(a) protect the integrity of the water supply infrastructure; and</p> <p>(b) maintains adequate access for any required maintenance or upgrading work to the water supply infrastructure.</p>	<p>AO13</p> <p>Development does not involve works within a bulk water storage infrastructure corridor.</p>
<p>PO14</p> <p>Earthworks do not restrict access to major electricity infrastructure by the electricity providers, using their normal vehicles and equipment.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO15</p> <p>There is no worsening of flooding, drainage or erosion conditions affecting regional infrastructure.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The figures below illustrate the concept.</p>  <p>The diagram shows a cross-section of the ground. On the left is an 'EXISTING SUBSTATION'. In the middle, there is a slope labeled 'NEW FILLING CREATES RUNOFF TOWARD SUBSTATION'. On the right is a 'NEW DEVELOPMENT'. A red 'X' is placed over the runoff path, indicating a problem. Arrows labeled 'RUNOFF' point towards the substation, and an arrow labeled 'FILL' points towards the runoff path.</p>

Performance outcomes	Acceptable outcomes
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PO16
 Development maintains the clearances required under schedules 4 and 5 of the *Electrical Safety Regulations 2002*.

No acceptable outcome is nominated.

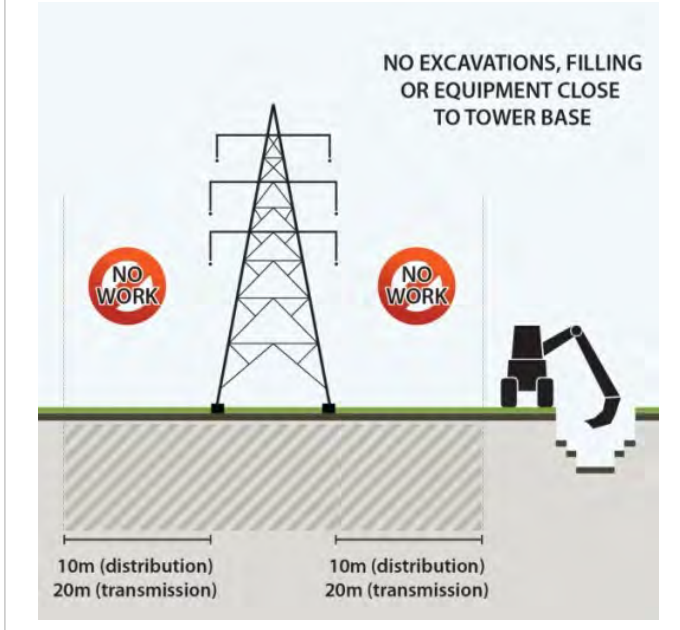
PO17
 Earthworks are undertaken in a way which:

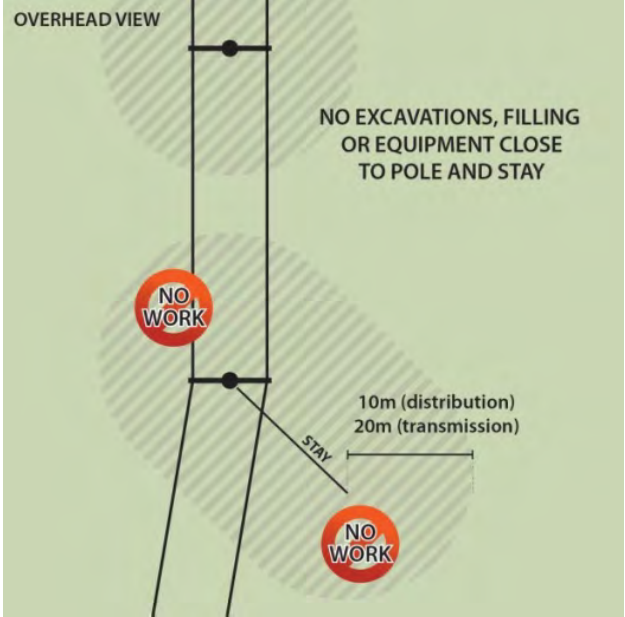
- (a) ensures stability of the land on or adjoining electricity infrastructure;
- (b) does not otherwise impact on the safety and reliability of the electricity infrastructure; and
- (c) does not restrict the placement or use of the electricity provider’s equipment.

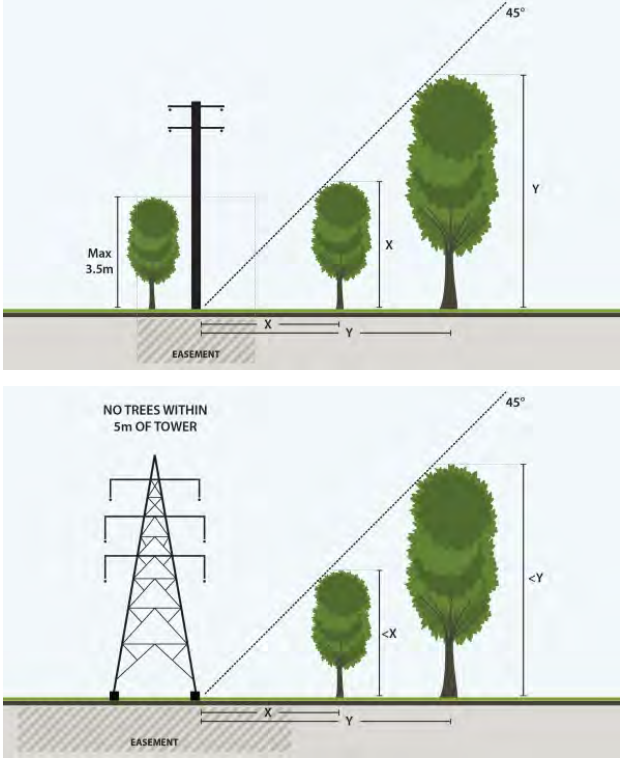
AO17.1
 No earthworks are undertaken:

- (a) for overhead transmission infrastructure, within 20m of a transmission tower or pole; or
- (b) for overhead distribution infrastructure, within 10m of a tower, pole or stay; or
- (c) for substations, within 10m of a property boundary shared with the substation.

Editor’s note–The figures below illustrate the concept.



Performance outcomes	Acceptable outcomes
	 <p>AO17.2</p> <p>No earthworks are undertaken, or other loading or displacement of earth caused, within the easement of an underground power line.</p>
<p>PO18</p> <p>Other services and infrastructure works (such as stormwater, sewerage, water and the like) do not impact on the safety and reliability of electricity infrastructure.</p>	<p>AO18.1</p> <p>Underground services are not located within 20m of a tower, pole, stay or substation boundary.</p> <p>AO18.2</p> <p>No valve pits occur within:</p> <ul style="list-style-type: none"> (a) for transmission infrastructure, 60m of a tower, pole or stay; or (b) for distribution infrastructure, 20m of a tower, pole or stay <p>AO18.3</p> <p>Pipelines with cathodic protection systems, comply with part 11 of the <i>Electrical Safety Regulation 2013</i>.</p> <p>AO18.4</p> <p>Underground services traversing an easement, cross at right angles to the overhead or underground lines.</p> <p>AO18.5</p> <p>Trenches for services are backfilled to be compacted in 150mm layers to at least 95% modified dry density compaction ratio.</p> <p>AO18.6</p> <p>Trenches under construction are not left open overnight.</p>

Performance outcomes	Acceptable outcomes
<p>PO19</p> <p>Vegetation does not pose a risk to the safety or reliability of electricity infrastructure.</p>	<p>AO19.1</p> <p>Vegetation planted within an easement of an overhead powerline or, where there is no easement, the area of influence of a powerline has a mature height of no more than 3.5 metres.</p>
	<p>AO19.2</p> <p>Vegetation planted within an underground powerline easement does not have a mature root system in >150mm depth and is not located directly over the powerline.</p>
	<p>AO19.3</p> <p>Vegetation adjoining easements complies with the clearance dimensions illustrated in the figure below.</p> 
	<p>AO19.4</p> <p>Planting complies with (as relevant to the infrastructure concerned):</p> <ul style="list-style-type: none"> (a) Energex's <i>Safe Tree Guidelines</i>; or (b) Ergon's <i>Plant Smart</i> brochures; or (c) Powerlink's <i>Screening Your Home from Powerlines</i> information sheet and Property and Easements / Landowner information sheets). <p>Editor's note—Further information can be found on the websites of the abovementioned infrastructure providers.</p>

7.2.6 Residential character overlay code

7.2.6.1 Application

This code applies to development where the code is identified as applicable in the categories of assessment and development for the Residential character overlay code and applies to any areas identified on Residential character overlay map OM7.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

Editor's notes—This overlay code applies to only Dwelling house and Dual occupancy development.

7.2.6.2 Purpose

- (1) The purpose of the Residential character overlay code is to ensure that:
 - (a) Dwelling house and Dual occupancy development achieve an appearance and visual amenity that is consistent with the streetscape character of traditional residential neighbourhoods and important gateways in the urban area of Charters Towers.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development includes design features that are symbolic of the timber framed Queenslander building vernacular in Charters Towers that includes:
 - (i) form features such as pitched roofs and front verandahs;
 - (ii) scale features that reduce building bulk including timber stumps;
 - (iii) lightweight façade and roof materials and textural elements; and
 - (iv) building orientation towards the street.

7.2.6.3 Specific benchmarks for assessment

Table 7.2.6.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
PO1 Development: (a) is complimentary with the prevailing streetscape; and (b) includes materials and design features that are compatible with the traditional building character of the area.	AO1.1 Buildings include an attached roofed front verandah facing the street.
	AO1.2 Buildings include a lightweight framed floor to be raised a minimum of 0.6m and a maximum of 2.1m above the ground.
	AO1.3 Roof sheeting includes metal materials.

Part 8 Development codes

8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5 (Tables of Assessment).

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

- (2) Use codes and other development codes are specific to each Town plan area.
- (3) The following are the use codes for the Town plan:
 - (a) Extractive industry code;
 - (b) Home-based business code; and
 - (c) Telecommunications facility code.
- (4) The following are the other development codes for the Town plan:
 - (a) Development works code;
 - (b) Landscaping code; and
 - (c) Reconfiguring a lot code.

8.2 Use codes

8.2.1 Extractive Industry Code

8.2.1.1 Application

This code applies to development identified as requiring assessment against the Extractive industry code by the tables of assessment in Part 5 (Tables of assessment).

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

8.2.1.2 Purpose

- (1) The purpose of the Extractive industry code is to:
 - (a) facilitate the optimum use of extractive resources in identified areas in the region limited to the Rural zone;
 - (b) ensure extractive industry operations occur in a manner that minimises impacts on public safety, amenity, the natural environment, road traffic and the road network; and
 - (c) ensures rehabilitation occurs following extraction.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) extractive industry activities including haulage routes are separated from sensitive land uses to mitigate:
 - (i) encroachment on extractive industry operations by sensitive land uses; and
 - (ii) extractive industry operational impacts on sensitive uses including visual, light, vibration, air, noise and water quality impacts;
 - (b) extractive industry activities are designed and managed to mitigate as far as possible, impacts on the site and surrounding areas environmental values;
 - (c) extractive industry activities are designed and managed as far as possible to protect the visual amenity and landscape character of the surrounding area;
 - (d) conflicts to the region's road network between public road users and haulage traffic is minimised; and
 - (e) land disturbed by extractive industry activities is progressively rehabilitated to ensure the site is environmentally stable and capable of reuse.

8.2.1.3 Specific benchmarks for assessment

Table 8.2.1.3 — Assessable development

Performance outcomes	Acceptable outcomes
Design and operation	
PO1 Extractive industry is located and operated to maintain public safety.	No acceptable outcome is nominated.
PO2 Extractive industry is located and operated to minimise potential visual impacts on nearby areas and sensitive land uses.	AO2 Extractive industry activities are screened from view from public roads, public vantage points and sensitive land uses by <ol style="list-style-type: none"> (a) natural topographic features such as ridgelines; or (b) a minimum 30m wide landscaped native vegetation buffer.
PO3	AO3.1

Performance outcomes	Acceptable outcomes
<p>Extractive industry is located and operated to minimise potential air, noise and vibration impacts on nearby areas and sensitive land uses.</p>	<p>Noise and vibration impacts do not exceed acceptable levels contained within the <i>Environmental Protection (Noise) Policy 2008</i>, as amended.</p> <p>AO3.2</p> <p>Air quality impacts including dust do not exceed acceptable levels contained within the <i>Environmental Protection (Air) Policy 2008</i>, as amended.</p> <p>AO3.3</p> <p>Blasting and crushing operations are limited to the hours of 09:00 to 17:00 Monday to Friday.</p> <p>AO3.4</p> <p>Other extractive industry operations are limited to the hours of 06:00 to 18:00 Monday to Saturday.</p>
<p>PO4</p> <p>Extractive industry operations avoid or minimise impact on the visual and landscape character of hilltops and ridgelines.</p>	<p>AO4</p> <p>Extractive industry operations areas are located a minimum of 50m from any hilltop or ridgeline (measured horizontally from the peak).</p>
<p>PO5</p> <p>Extractive industry operations avoid or minimises impact on areas of ecological significance, ecological processes or biodiversity values external to the site.</p>	<p>No acceptable outcome is nominated.</p>
<p>Stormwater management</p>	
<p>PO6</p> <p>Stormwater drainage systems are designed, constructed and maintained to:</p> <p>(a) prevent ponding in excavated areas;</p> <p>(b) minimise and control erosion;</p> <p>(c) prevent pollution of ground and surface water; and</p> <p>(d) provide opportunities to conserve and re-use water on site.</p>	<p>No acceptable outcome is nominated.</p>
<p>Public safety and access</p>	
<p>PO7</p> <p>Public safety is maintained by:</p> <p>(a) preventing public access into operations areas; and</p> <p>(b) informing the public of the presence and nature of operations.</p>	<p>AO7.1</p> <p>Public entry is prevented through the provision of:</p> <p>(a) security fencing with a minimum height of 2m on the perimeter of the site; and</p> <p>(b) security gates a minimum height of 2m at all access points.</p> <p>AO7.2</p> <p>Signs that inform of operations and safety hazards, are installed on:</p> <p>(a) any public road adjoining the site; and</p>

Performance outcomes	Acceptable outcomes
	(b) gates/fencing surrounding the site.
Haulage	
<p>PO8</p> <p>Extractive industry activities are located to ensure the safe and efficient access and operation of vehicles transporting extractive materials.</p>	No acceptable outcome is nominated.
Rehabilitation	
<p>PO9</p> <p>Progressive and staged rehabilitation of completed extraction sites must be undertaken that incorporates:</p> <ul style="list-style-type: none"> (a) decontamination of both soil and water; (b) land profiling to establish useable and stable landforms and soil profiles; (c) revegetation with native plant species; and (d) monitoring and maintenance of works and rehabilitation sites. 	No acceptable outcome is nominated.
<p>PO10</p> <p>Created water bodies:</p> <ul style="list-style-type: none"> (a) have a depth, bed and bank profile suitable to establish and sustain aquatic vegetation; (b) establish water quality suitable to establish and sustain aquatic vegetation and wildlife; and (c) are revegetated and stocked to establish native aquatic vegetation and fauna communities and riparian vegetation. 	No acceptable outcome is nominated.

8.2.2 Home-based business code

8.2.2.1 Application

This code applies to development identified as requiring assessment against the Home-based business code by the tables of assessment in Part 5 (Tables of assessment).

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

8.2.2.2 Purpose

- (1) The purpose of the Home-based business use code is to ensure that Home-based business uses are subordinate to a dwelling and residential activity and do not adversely impact on the:
 - (a) amenity of surrounding residential uses; and
 - (b) the viability of nearby centres and townships.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the scale and intensity of development is low impact;
 - (b) development does not compromise the viability of designated centres, townships and employment areas;
 - (c) development does not adversely impact on the amenity of adjoining premises; and
 - (d) development maintains the character of residential neighbourhoods, township, rural residential and rural areas.

8.2.2.3 Specific benchmarks for assessment

Table 8.2.2.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
<p>PO1</p> <p>Development is of a scale and intensity:</p> <p>(a) secondary to the primary residential activity and residents on the site;</p> <p>(b) similar in appearance to surrounding land uses and dwellings; and</p> <p>(c) consistent with the prevailing character of the area.</p>	<p>AO1.1</p> <p>Development has a maximum GFA of:</p> <p>(a) 50m² in the General residential, Centre, Rural residential or Township zone; or</p> <p>(b) 150m² in the Rural zone.</p>
	<p>AO1.2</p> <p>Development (where not a home-based child care), generates a demand for no more than 12 business (customer and employee) related vehicular trips to and from the site per day.</p>
	<p>AO1.3</p> <p>Development generates a demand for no more than one delivery per week from a delivery vehicle exceeding 2.5 tonnes in weight.</p>
	<p>AO1.4</p> <p>The Home-based business must be conducted by:</p> <p>(a) one or more of the permanent residents of the residential dwelling; and</p> <p>(b) no more than one non-resident employees at any time.</p>
	<p>AO1.5</p>

Performance outcomes	Acceptable outcomes
	<p>Development is wholly contained within the dwelling or ancillary outbuilding on the site.</p> <p>AO1.6</p> <p>Bed and breakfast accommodation:</p> <p>(a) is wholly contained within the principal dwelling on the site;</p> <p>(b) allows a maximum continuous period of stay for any guest of no more than 4 weeks;</p> <p>(c) does not contain more than:</p> <p>(i) 2 guest bedrooms if within a General residential, Centre, Township or Rural residential zone; or</p> <p>(ii) 4 guest bedrooms if within the Rural zone.</p>
<p>PO2</p> <p>Development is consistent with the streetscape character of the zone.</p>	<p>AO2.1</p> <p>Goods, equipment and activities associated with the development are not visible from the street or adjoining premises.</p> <p>AO2.2</p> <p>Advertising devices associated with the Home-based business are:</p> <p>(a) not illuminated; and</p> <p>(b) limited in size to a face area of 0.3m².</p>
<p>PO3</p> <p>Development does not adversely impact on the amenity of area.</p>	<p>AO3</p> <p>The Home-based business (where not a Bed and breakfast) is conducted between:</p> <p>(a) 08:00 – 19:00 Monday to Friday; and</p> <p>(b) 08:00 – 13:00 Saturday.</p>
<p>PO4</p> <p>Home-based business related vehicle parking:</p> <p>(a) is associated with the onsite Home-based business; and</p> <p>(b) does not adversely affect the amenity of neighbouring properties.</p>	<p>AO4</p> <p>Development (where not a home-based child care), is limited to a maximum of 2 business (customer and any non-resident employee) related vehicles parked on the premises at any one time.</p>
<p>PO5</p> <p>Development must not compromise the safety of the neighbourhood and its residents.</p>	<p>AO5.1</p> <p>Development does not store or use flammable and combustible liquids on site for the conduct of the Home-based business in amounts greater than what is permitted for a residential dwelling under <i>AS 1940-2004 The storage and handling of flammable and combustible liquids</i>.</p> <p>AO5.2</p> <p>Development does not involve an industrial activity.</p>

8.2.3 Telecommunications facility use code

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8.2.3.1 Application

This code applies to development identified as requiring assessment against the Telecommunications facility use code by the tables of assessment in Part 5 (Tables of assessment).

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

Editor's note—Low impact telecommunications facilities are not regulated by the Town plan. The *Telecommunications (Low Impact Facilities) Determination 1997* provides a full list of low impact facilities. Low impact facilities remain the responsibility of the Commonwealth.

8.2.3.2 Purpose

- (1) The purpose of the Telecommunications facilities use code is to ensure that telecommunication facilities are located, designed and managed to minimise impacts on the amenity of adjoining premises.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development does not unreasonably impact on the amenity of adjoining premises and the zone;
 - (b) development facilitates co-location of infrastructure wherever possible; and
 - (c) development does not unreasonably impact on the character and streetscape of the locality.

8.2.3.3 Specific benchmarks for assessment

Table 8.2.3.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Design	
<p>PO1</p> <p>Development minimises visual amenity impacts on surrounding land uses.</p>	<p>AO1</p> <p>Development has the following minimum boundary setbacks:</p> <ol style="list-style-type: none"> (a) 10m, where the height of the structure is less than 20m; (b) 15m, where the height of the structure is between 20m and 30m; (c) 20m, where the height of the structure is greater than 30m; and (d) 50m from the General residential zone.
Noise	
<p>PO2</p> <p>Development does not generate noise which:</p> <ol style="list-style-type: none"> (a) causes nuisance; or (b) exceeds ambient noise levels. 	<p>AO2</p> <p>Development ensures that:</p> <ol style="list-style-type: none"> (a) noise levels measured as the adjusted maximum sound pressure level L_{max, adj.T} at a noise sensitive place do not exceed: <ol style="list-style-type: none"> (i) background noise level plus 5dB(A) between the hours of 07:00 and 22:00pm; (ii) background noise level plus 3dB(A) between the hours of 22:00 and 07:00; and (b) noise levels measured as the adjusted maximum sound pressure level L_{max, adj. T} at a business place do not exceed: <ol style="list-style-type: none"> (i) background noise level plus 10dB(A) between the hours of 07:00 and 22:00; and (ii) background noise level plus 8dB(A) between the hours of 22:00 and 07:00.

Performance outcomes	Acceptable outcomes
Screening and landscaping	
<p>PO3</p> <p>Any building associated with a telecommunications facility is screened:</p> <p>(a) from view from any adjoining use and street; and</p> <p>(b) by vegetation.</p>	<p>AO3.1</p> <p>Development provides a vegetation buffer with a minimum width of 2m along all site boundaries.</p> <p>AO3.3</p> <p>All vegetation buffers must:</p> <p>(a) be semi-mature vegetation upon planting; and</p> <p>(b) grow to a minimum height of 2m within 3 years of being planted.</p>
Security	
<p>PO4</p> <p>Fencing prevents unauthorised access to telecommunications facilities.</p>	<p>AO4</p> <p>A fence including a gate (where required) with a minimum height of 2m is provided around all buildings and structures.</p>
Co-location	
<p>PO5</p> <p>Development is designed to facilitate co-location of telecommunication facilities.</p>	<p>AO5</p> <p>Development:</p> <p>(a) ensures the design facilitates co-masting or co-siting with other carriers; or</p> <p>(b) involves co-location with an existing telecommunications facility.</p>

8.3 Other development codes

8.3.1 Development works code

8.3.1.1 Application

This code applies to development identified as requiring assessment against the Development works code by the tables of assessment in Part 5 (Tables of assessment).

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

8.3.1.2 Purpose

- (1) The purpose of the Development works code is to:
 - (a) ensure all development is provided with appropriate infrastructure, parking spaces and services;
 - (b) ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental water values specified in the *Environmental Protection (Water) Policy 2009* and the Stormwater Management Design Objectives in the State Planning Policy;
 - (c) protect surface water and ground water; and
 - (d) ensure development is designed, constructed, operated and maintained to eliminate any adverse impacts on the environment and the amenity of the locality.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is adequately serviced by utility and access infrastructure including roads, water, waste water, power, telecommunications, stormwater management and waste management;
 - (b) the integrity and efficiency of utility and access infrastructure systems is maintained;
 - (c) environmental values of receiving waters are protected from adverse development impacts arising from stormwater quality and flow;
 - (d) environmental values of receiving waters are protected from waste water impacts;
 - (e) public health and safety are protected and damage or nuisance caused by stormwater is avoided;
 - (f) stormwater management works is designed to maintain or recreate natural hydrological processes and minimise run-off;
 - (g) the function, safety and efficiency of the transport network is optimised;
 - (h) development within close proximity to existing or future public passenger transport facilities supports an integrated approach to land use and transport integration;
 - (i) development provides adequate on site vehicular access and adequate parking and servicing facilities for vehicles and parking facilities for bicycles;
 - (j) access, parking, servicing and associated manoeuvring areas are designed to be safe, functional and meet the reasonable demands generated by the development;
 - (k) provision of safe and non-discriminatory public and pedestrian access is provided;
 - (l) works in public streets and spaces enhance the pedestrian amenity and improve streetscape appearance;
 - (m) earthwork does not impact adversely on the amenity of the site or the surrounding area and does not result in increased flooding, drainage and soil erosions problems on upstream and downstream property; and
 - (n) development provides for the storage of generated waste in an environmentally acceptable manner and waste storage facilities are functionally appropriate for users of the facilities.

8.3.1.3 Specific benchmarks for assessment

Table 8.3.1.3(a) — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Utility infrastructure and services	
<p>PO1</p> <p>Development is serviced by an adequate, safe and reliable supply of potable and general use water, connected to reticulated water supply where possible.</p>	<p>AO1</p> <p>Development is:</p> <ul style="list-style-type: none"> (a) connected to Council's reticulated water supply network, including the installation of easily accessed water meters, in accordance with the <i>Development works Town plan policy</i>; or (b) if connection to Council's reticulated water supply network is not possible, a potable on site water supply is provided in accordance with the <i>Development works Town plan policy</i>.
<p>PO2</p> <p>Development is serviced by appropriate waste water disposal infrastructure which ensures:</p> <ul style="list-style-type: none"> (a) no adverse ecological impacts on the receiving environment; (b) cumulative impacts of onsite waste water treatment are considered in assessing the likely environmental impacts; (c) public health is maintained; (d) the location, site area, soil type and topography is suitable for on site waste water treatment; and (e) the reuse of waste water does not contaminate any surface water or ground water. 	<p>AO2</p> <p>Development is:</p> <ul style="list-style-type: none"> (a) connected to Council's reticulated sewerage treatment system, in accordance with the <i>Development works Town plan policy</i>; or (b) if connection to Council's reticulated sewerage treatment system is not possible, waste water is treated in accordance with <i>Development works Town Plan Policy</i>.
<p>PO3</p> <p>Electricity supply network and telecommunication service connections are provided to the site and are connected.</p>	<p>AO3.1</p> <p>The development is connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.</p> <p>AO3.2</p> <p>Where not included in the development, provision is made for future telecommunications services (such as fibre optic cable) in accordance with the standards of the relevant regulatory authority.</p>
Stormwater management	
Editor's note—Refer also to the Stormwater management design objectives in the State planning policy.	
<p>PO4</p> <p>Stormwater management is designed and operated to ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows:</p> <ul style="list-style-type: none"> (a) ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows; and 	<p>AO4.1</p> <p>Development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.</p> <p>AO4.2</p> <p>Stormwater (including roof and surface water) is conveyed to the kerb and channel or other lawful point of discharge in accordance with the requirements of the <i>Development works Town plan policy</i>.</p>

Performance outcomes	Acceptable outcomes
<p>(b) direct stormwater to a lawful point of discharge through competently designed and constructed outlet works in a manner that reflects the predevelopment status.</p> <p>Editor's note– Stormwater quality must meet the design objectives within the <i>Development works Town plan policy</i>.</p>	<p>AO4.3</p> <p>Stormwater runoff from all impervious areas (roof, pavements, etc) are not permitted to flow or discharge over adjoining properties.</p>
Earthworks	
<p>PO5</p> <p>Earthworks are undertaken in a manner that:</p> <p>(a) prevents any worsening of soil erosion or water quality on the site, any adjoining land, or land upstream or downstream of the site;</p> <p>(b) produces stable landforms and structures;</p> <p>(c) maintain natural landforms where possible;</p> <p>(d) minimise the height of any batter faces;</p> <p>(e) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land or on the amenity of the streetscape;</p> <p>(f) does not result in the contamination of land or water; and</p> <p>(g) avoids risk to people and property.</p>	<p>AO5.1</p> <p>Earthworks comply with the <i>Development works Town plan policy</i>.</p>
	<p>AO5.2</p> <p>The extent of filling or excavation does not exceed 40% of the site area or 500m², whichever is lesser.</p>
	<p>AO5.3</p> <p>Excavating or filling is no greater than 1m in height or depth.</p>
	<p>AO5.4</p> <p>Batters have a maximum slope of 25%, are terraced at every rise of 1.5m and each terrace has a depth of 0.75m.</p>
	<p>AO5.5</p> <p>No contaminated material is used as fill.</p>
<p>PO6</p> <p>Retaining walls are designed to minimise visual impact through:</p> <p>(a) setbacks from any boundary; and</p> <p>(b) being stepped or terraced to accommodate landscaping.</p>	<p>AO6.1</p> <p>The combined height of any retaining walls and fences does not exceed 2m.</p>
	<p>AO6.2</p> <p>A retaining wall is set back at least half the height of the wall from any boundary of the site.</p>
	<p>AO6.3</p> <p>Retaining walls over 1.5m are stepped 0.75m for every 1.5m in height, terraced and landscaped.</p>
	<p>AO6.4</p> <p>Design and construction of retaining walls over 1m in height are certified by a Registered Professional Engineer of Queensland.</p>
<p>PO7</p> <p>The excavation, filling or laying of pipes within the vicinity of electricity supply infrastructure must not create damage or hazard.</p> <p>Editor's note–Development involving filling, excavation or laying of metal pipes on land contiguous to electricity supply infrastructure should be referred to the relevant electricity entity for safety advice on the proposed development.</p>	<p>AO7.1</p> <p>Excavation or filling does not occur within:</p> <p>(a) 10m of any tower, pole, foundation, ground anchorage or stay supporting electric lines or associated equipment;</p> <p>(b) 5m of a substation site boundary;</p> <p>(c) 2m of a padmount substation; or</p>

Performance outcomes	Acceptable outcomes
	<p>(d) 1m of a padmount transformer or an underground cable.</p> <p>AO7.2</p> <p>The laying of metal pipes does not occur within:</p> <p>(a) 5m of any pole, tower, foundation, ground anchorage or stay supporting electric lines or associated equipment;</p> <p>(b) 15m of any substation site boundary; or</p> <p>(c) 5m of, and parallel to, an electric line shadow.</p>
Parking and access	
<p>PO8</p> <p>Development includes the provision of adequate and convenient car parking on site to satisfy the anticipated requirements of the land use or activity.</p>	<p>AO8</p> <p>Car parking is provided in accordance with Table 8.3.1.3(b)–Car parking requirements.</p>
<p>PO9</p> <p>Development provides end of trip facilities for people engaging in active transport (bicycle and pedestrian):</p> <p>(a) to meet the needs of users and promote active modes of travel;</p> <p>(b) at convenient, easily identifiable, safe locations; and</p> <p>(c) in locations that do not obstruct vehicular, bicycle or pedestrian movement paths.</p>	<p>AO9</p> <p>Development provides cycling and pedestrian end of trip facilities, in accordance with the requirements of the <i>Development works Town plan policy</i>.</p>
<p>PO10</p> <p>Access driveways are designed and constructed to:</p> <p>(a) provide convenient access to the site and maintain the safety and efficiency of the road;</p> <p>(b) minimise conflicts with traffic and pedestrians; and</p> <p>(c) are constructed to a standard that is appropriate to the location and to meet the anticipated volume and type of traffic.</p>	<p>AO10.1</p> <p>Access driveways are designed and constructed in accordance with the relevant <i>Development works Town plan policy</i>.</p> <p>AO10.2</p> <p>Access driveways allow vehicles (with the exception of Dwelling house and Dual occupancy) to enter and exit the site in a forward gear.</p>
<p>PO11</p> <p>Vehicle movement areas (including internal driveways, access aisles, manoeuvring areas, car parks and service bays) are designed to ensure:</p> <p>(a) a gradient appropriate for the type of vehicles;</p> <p>(b) effective stormwater drainage;</p> <p>(c) clearly marked and signed spaces;</p> <p>(d) convenience and safety for drivers and pedestrians; and</p>	<p>AO11</p> <p>Manoeuvring, queuing, loading and unloading areas, and parking areas are:</p> <p>(a) designed and constructed in accordance with the <i>Development works Town plan policy</i>; and</p> <p>(b) certified by a Registered Professional Engineer of Queensland.</p>

Performance outcomes	Acceptable outcomes
(e) adequate dimensions to meet user requirements, including access and egress for emergency vehicles.	
<p>PO12</p> <p>Footpaths in the road reserve are provided along all road frontages and are paved in durable and stable materials matching any adjacent development footpaths.</p>	<p>AO12</p> <p>Footpaths are:</p> <ul style="list-style-type: none"> (a) provided for the full width and length of all road frontages; (b) designed and constructed in accordance with the requirements of the Development works Town plan policy; and (c) certified by a Registered Professional Engineer of Queensland.
<p>PO13</p> <p>Pedestrian access to buildings:</p> <ul style="list-style-type: none"> (a) do not obstruct pedestrian movement (or form physical clutter) on public footpaths; (b) are not visually overbearing (or form visual clutter) in the streetscape; and (c) provide safe, efficient and convenient access including wheelchair access. 	<p>AO13</p> <p>Steps, escalators, ramps and lifts are:</p> <ul style="list-style-type: none"> (a) located wholly within the site; and (b) setback a minimum of 1.5m from the front boundary.
Acoustic and air quality	
<p>PO14</p> <p>Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.</p>	<p>AO14</p> <p>Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008, as amended</i>.</p> <p>Editor's note—To achieve compliance, development is planned, designed and managed to ensure emissions from activities achieve the appropriate acoustic objectives (measured at the receptor dB(A)).</p>
<p>PO15</p> <p>Development prevents or minimises the generation of any noise so that:</p> <ul style="list-style-type: none"> (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded. 	<p>AO15</p> <p>Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008, as amended</i>.</p>
<p>PO16</p> <p>Development adjacent to State controlled roads or Council controlled arterial road minimise nuisance caused by noise, vibration and dust emissions.</p>	<p>AO16</p> <p>Development complies with the requirements of the Department Main Roads - Road Traffic Noise Management Code of Practice and the <i>Environmental Protection (Noise) Policy 2008</i>.</p>
Lighting	
<p>PO17</p> <p>External lighting is provided in urban areas to ensure a safe environment.</p>	<p>AO17</p> <p>Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the</p>

Performance outcomes	Acceptable outcomes
	requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .
Waste management	
<p>PO18</p> <p>Development:</p> <p>(a) minimises waste generation (including construction, demolition and operational waste); and</p> <p>(b) provides adequate facilities on site for the storage of waste and recyclables.</p>	<p>AO18</p> <p>Waste storage and management arrangements are sited, screened and designed in accordance with the <i>Development works Town plan policy</i>.</p>
<p>PO19</p> <p>Development is designed to allow for safe and efficient servicing of waste and recycling containers through:</p> <p>(a) a development layout that facilitates direct and unobstructed servicing of waste and recycling containers; and</p> <p>(b) minimising the potential for nuisances to be caused by way of noise and odour.</p>	<p>AO19</p> <p>Waste and recycling collection services are provided in accordance with the <i>Development works Town plan policy</i>.</p>
For all assessable development	
General	
<p>PO20</p> <p>Where buildings and structures are located on multiple lots, these are amalgamated to form one lot.</p>	No acceptable outcome specified.
Wastewater management	
<p>PO20</p> <p>Wastewater is managed to:</p> <p>(a) avoid wastewater discharge to any waterway; or</p> <p>(b) if wastewater discharge to waterways cannot be practically avoided, discharge is minimised to an acceptable level by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</p> <p>Editor's note–Wastewater is defined in accordance with <i>Environmental Protection (Water) Policy 2009</i>, schedule 2). A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses:</p> <p>(i) wastewater type; and</p> <p>(ii) climatic conditions; and</p> <p>(iii) water quality objectives (WQOs); and</p> <p>(iv) best-practice environmental management.</p>	No acceptable outcome specified.
<p>PO21</p>	No acceptable outcome specified.

Performance outcomes	Acceptable outcomes
<p>Wastewater discharge maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health including:</p> <ul style="list-style-type: none"> (a) protecting applicable water quality objectives for the receiving waters; (b) managing soil disturbance or altering natural hydrology in coastal areas; and (c) avoiding or minimising the release of nutrients of concern. 	
Stormwater management	
<p>PO22</p> <p>Stormwater management systems:</p> <ul style="list-style-type: none"> (a) implement Water Sensitive Urban Design (WSUD) principles that: <ul style="list-style-type: none"> (i) protect natural systems and waterways; (ii) allow for the detention of stormwater instead of rapid conveyance; (iii) minimise impervious areas; (iv) utilise stormwater to conserve potable water; (v) integrate stormwater treatment into the landscape; (vi) ensure water quality values are protected; (b) must be economically maintained for the life of the system; (c) provide for safe access and maintenance; and (d) maintain natural drainage lines and adequate filtering and settlement of sediment for the protection of watercourses, wetlands from point sources and non-point source stormwater discharges. 	<p>AO22</p> <p>Stormwater management systems are designed and constructed in accordance with the <i>Development works Town plan policy</i>.</p> <p>Editor's note—A site Stormwater Quality Management Plan (SQMP) is prepared in accordance with <i>Development works Town plan policy</i>.</p>
<p>PO23</p> <p>Development allows for sufficient site area to accommodate an effective stormwater management system.</p>	<p>No acceptable outcome specified.</p>
<p>PO24</p> <p>Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to:</p> <ul style="list-style-type: none"> (a) existing capacity of stormwater infrastructure and ultimate catchment conditions; (b) discharge for existing and future upstream development; and (c) protecting the integrity of adjacent and downstream development. 	<p>No acceptable outcome specified.</p>

Performance outcomes	Acceptable outcomes
<p>PO25</p> <p>Major stormwater drainage network elements are designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for the applicable defined flood event ensuring there is no damage to property or hazards for motorists.</p>	<p>AO25</p> <p>Stormwater infrastructure is designed in accordance with the requirements of the <i>Development works Town plan policy</i>.</p>
<p>PO26</p> <p>Reconfiguration of lots includes stormwater management measures in the design of any road reserve, streetscape or drainage networks to:</p> <ul style="list-style-type: none"> (a) minimise impacts on the water cycle; (b) protect waterway health by improving stormwater quality and reducing site run-off; and (c) avoid large impervious surfaces. 	<p>No acceptable outcome specified.</p>
<p>PO27</p> <p>Construction activities for the development avoids or minimise adverse impacts on stormwater quality by:</p> <ul style="list-style-type: none"> (a) achieving the post construction stormwater management design objectives for pollution load reductions for Western Queensland (TSS 85% TP 60% TN 45% and 90% Gross pollutants) and or In lieu of modelling, the default bio-retention treatment area of 1.5 per cent of the contributing catchment area; and (b) the waterway stability management design objective: limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI discharge. <p>An Erosion and Sediment Control Plan (ESCP) is prepared by a suitably qualified person that demonstrates:</p> <ul style="list-style-type: none"> (a) erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions; or (b) how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent of this Performance outcome. 	<p>AO27</p> <p>Stormwater quality achieves the stormwater design objectives of the <i>Development works Town plan policy</i>.</p>
Earthworks	
<p>PO28</p> <p>Earthworks associated with roads:</p>	<p>No acceptable outcome specified.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (a) maintain the efficiency of the road network; (b) do not adversely impact upon residents or road infrastructure; and (c) do not obstruct access to the site. 	
<p>PO29</p> <p>Development in the Rural zone and Rural residential zone manages soil erosion and sedimentation by:</p> <ul style="list-style-type: none"> (a) avoiding land clearing or earthworks in the riparian corridor to a designated stream; (b) minimising the extent of disturbance on, or the stabilisation of slopes steeper than 10%; and (c) managing and controlling surface drainage by using natural flow paths. 	No acceptable outcome specified.
<p>PO30</p> <p>Any disturbed areas within the site are to be progressively rehabilitated through appropriate earthworks and involve the:</p> <ul style="list-style-type: none"> (a) grading and reshaping of the disturbed areas to provide controlled and stable drainage flow paths; (b) construction of drainage paths which divert high velocity flows away from disturbed areas; (c) re-spreading of stored topsoil stripped from the site prior to commencement of construction works; and (d) planting of the disturbed area with native species of grasses, ground covers and trees and placing mulch in between on the surface. <p>Editor's note—Applicants may be required to engage specialists to prepare a rehabilitation plan.</p>	No acceptable outcome specified.
Land use and transport integration	
<p>PO31</p> <p>Development:</p> <ul style="list-style-type: none"> (a) supports a road hierarchy which facilitates efficient movement of all transport modes; and (b) appropriately integrates and connects with surrounding movement networks. <p>Editor's note—Refer to the road hierarchy identified on map AM1.</p>	No acceptable outcome specified.
<p>PO32</p> <p>Development provides direct and safe access to public passenger transport facilities.</p>	<p>AO32</p> <p>Any through-site pathway connections to public passenger transport facilities are provided in accordance with Austroads guide to road design—Part 6A: Pedestrian and cyclist paths.</p>
Road design	

Performance outcomes	Acceptable outcomes
<p>PO33</p> <p>Roads providing access to the site are provided, constructed and maintained to a standard which is adequate for the traffic type and volume likely to be generated by the activities on site.</p>	<p>AO33</p> <p>Roadworks are provided in accordance with the requirements of the <i>Development works Town plan policy</i>.</p>
<p>PO34</p> <p>Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement.</p>	<p>PO34</p> <p>Street lighting and signage comply with the requirements of the <i>Development works Town plan policy</i>.</p>
Acoustic and air quality	
<p>PO35</p> <p>Utility services and service structures attached to buildings, do not adversely impact on the acoustic or visual amenity of the surrounding area and are:</p> <p>(a) located as far from sensitive land uses, road frontage boundaries and public open spaces as practical;</p> <p>(b) acoustically shielded and visually screened so as not to be audible or visible from adjoining and nearby sites, public open spaces and roads.</p>	<p>No acceptable outcome specified.</p>

Table 8.3.1.3(b)—Car parking requirements

Use	Car parking rate requirements
Multiple dwelling	1.5 spaces per dwelling
Short-term accommodation	1 space per rooming units plus 1 space per 2 employees
Rooming accommodation	1 space per rooming units plus 1 space per 3 rooming units for visitor
Retirement facility	1 space dwelling plus 1 space per 2 employees
Tourist park	1 space per van site or tent site, plus 1 space per 2 employees
Relocatable home park	1 space per relocatable home
Child care centre	1 space per employee plus passenger set down area for 4 vehicles
Adult store Bar Food and drink outlet Nightclub entertainment facility Service industry Shop Shopping centre Theatre	1 space per 15m ² of total use area
Office	1 space per 30m ² GFA

Use	Car parking rate requirements
Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies Outdoor sales Showroom Wholesale nursery	1 space per employee and 1 space per 100m ² GFA
Car wash	2 spaces per bay, AND queuing space within the site for 4 vehicles using or awaiting use of each washing bay
Hotel	1 space per 15m ² GFA area plus 1 space per 2 employees
Veterinary service	1 space per 25m ² GFA
Health care services	1 space per 20m ² of GFA and 1 space for ambulance vehicle pick-up and set down
Cemetery Crematorium	1 space per 2 employees, plus 1 space per 2 seats in an auditorium or chapel situated on the premises
Funeral parlour	1 space per 2 employees, plus 1 space per 2 seats in an auditorium or chapel
Community care centre	1 space per 20m ² of GFA
Community use	1 space per 2 employees, including volunteers, plus 1 space per 50m ² GFA
Place of worship	1 space per 10 seats
High impact industry Low impact industry Medium impact industry Research and technology industry Rural industry Special industry Warehouse	1 space per 100m ² of total use area
Transport Depot	1 space per employee
Animal keeping Intensive animal industry	1 space per employee
Winery	1 space per 25m ² of GFA
Detention facility	1 space per 2 employees plus 1 space per 20 inmates or residents
Any other use not listed in this table	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use

8.3.2 Landscaping code

8.3.2.1 Application

This code applies to development identified as requiring assessment against the Landscaping code by the tables of assessment in Part 5 (Tables of assessment).

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

8.3.2.2 Purpose

- (1) The purpose of the Landscaping code is to ensure landscaping in both the private and public domain:
 - (a) complements built form, topography and existing landscape elements;
 - (b) enhances the visual appeal and local character of different places throughout the region;
 - (c) is designed and constructed to a high standard to suit climatic conditions; and
 - (d) is functional for users and remains fit for purpose over the long-term.
- (2) The purpose of the code will be achieved by the following overall outcomes:
 - (a) landscaping creates shade and shelter on streets and public spaces;
 - (b) landscaping conserves energy, water usage and creates comfortable microclimates;
 - (c) landscaping creates high quality streetscapes and enhances local identity;
 - (d) landscape design is used to integrate the natural and built form elements of the site and the locality;
 - (e) landscape elements contribute to the useability, legibility, identity and understanding of the region and its places;
 - (f) landscaping is used for screening to soften built form, mitigate adverse aesthetic impacts, improve amenity and provide privacy;
 - (g) plant species and landscaping materials are suitable for local climatic conditions;
 - (h) plant species, landscaping materials and surface treatments are suited to their intended function and user requirements and are designed to remain attractive, fit for purpose and be cost effective to maintain over the long-term;
 - (i) landscape design facilitates an accessible, safe and comfortable environment for all users; and
 - (j) mature on site vegetation is retained, protected and integrated into the site design wherever practicable.

8.3.2.3 Specific benchmarks for assessment

Table 8.3.2.3 — Assessable development

Performance outcomes	Acceptable outcomes
General	
PO1 Landscape design of both public and private spaces: <ol style="list-style-type: none">(a) compliments the intended character of the streetscape and zone;(b) is functional and designed to be visually appealing in the long-term; and(c) incorporates plant types appropriate for the region and local climate.	No acceptable outcome is nominated.
PO2 Landscape works and plant selection ensure:	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (a) climatically appropriate species are planted; (b) the provision of shade in appropriate locations; (c) an appropriate mix of soft and hard elements; and (d) planting densities and stock sizes are suitable for their location, purpose and hardiness. 	
<p>PO3</p> <p>Street trees are provided in appropriate locations to:</p> <ul style="list-style-type: none"> (a) provide shade for pedestrians along footpaths; (b) reinforce the legibility of the movement network; (c) avoid damage to public or private property or infrastructure; (d) enhance the character of the streetscape; and (e) ensure visibility is maintained from entrances and exits to properties and at intersections. 	<p>AO3</p> <p>Street trees are provided at the rate whichever is the lesser of:</p> <ul style="list-style-type: none"> (a) one street tree per lot frontage or one tree per 10 linear metres of road frontage; or (b) a minimum of 1 tree per 400m² of site area.
<p>PO4</p> <p>Street treatments including pavement, seating, lighting, rubbish bins are provided to:</p> <ul style="list-style-type: none"> (a) enhance the usability and amenity of streets and public spaces; (b) facilitate social interaction; and (c) maintain clean streetscapes. <p>Editor's note—Refer also to the <i>Development works Town plan policy</i>.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO5</p> <p>Wherever possible, landscape design facilitates the retention and integration of mature existing vegetation, both within and external to the site.</p>	<p>AO5</p> <p>Existing mature trees and vegetation are retained and incorporated into the landscape design.</p>
Landscaping along boundaries and edges	
<p>PO6</p> <p>Planting and landscape elements along boundaries and edges assist in:</p> <ul style="list-style-type: none"> (a) maintaining privacy between adjoining buildings; (b) protecting local views, vistas and sightlines; (c) enhancing the visual appearance of the built form; (d) screening service, utility and parking areas; (e) minimising noise impacts between noise sources and sensitive receiving environments; and (f) reducing the visual impact of acoustic fences, retaining walls and long unbroken walls. 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
Open air car parking	
<p>PO7</p> <p>Open air car parking areas are provided with suitable levels of shade.</p>	<p>AO7.1</p> <p>Shade trees are located at the rate of one tree per 6 car spaces.</p> <p>AO7.2</p> <p>Wheel stops are provided to protect vegetation.</p>
Sustainability	
<p>PO8</p> <p>Landscape design, including irrigation methods, optimise water and energy efficiency and respond appropriately to local conditions, by:</p> <ul style="list-style-type: none"> (a) maximising the exposure to the prevailing summer winds and the winter morning sun; (b) minimising exposure to the prevailing winter winds and the summer afternoon sun; (c) optimising shade to create useable and comfortable areas; and (d) maintaining infiltration to subsurface soil. 	<p>No acceptable outcome is nominated.</p>
Safety	
<p>PO9</p> <p>Landscape elements enhance the safety, legibility of places and do not undermine the surveillance of paths, walkways, parking areas, streets and public spaces by ensuring:</p> <ul style="list-style-type: none"> (a) landscape elements (including signage and other infrastructure) does not interfere with sightlines; (b) spaces are well lit, free from obstructions and clearly defined by landscape treatments; and (c) public and private areas are clearly distinguishable and accessible. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>No acceptable outcome is nominated.</p>
Maintenance	
<p>PO10</p> <p>Landscape elements do not adversely affect stormwater quantity or quality by ensuring:</p> <ul style="list-style-type: none"> (a) the flow of water along overland flow paths is not restricted; (b) opportunities for water infiltration are maximised; and 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
(c) areas of pavement, turf and mulched garden beds are appropriately located and adequately drained.	
<p>PO11</p> <p>Landscape elements:</p> <p>(a) provide high levels of durability and robustness;</p> <p>(b) are cost effective; and</p> <p>(c) have the ability to be maintained conveniently over the long-term.</p>	No acceptable outcome is nominated.
<p>PO12</p> <p>Landscape works and plant selection protects the structural integrity and function of:</p> <p>(a) buildings and structures;</p> <p>(b) overhead and underground services; and</p> <p>(c) other forms of infrastructure.</p>	No acceptable outcome is nominated.

8.3.3 Reconfiguring a lot code

8.3.3.1 Application

This code applies to development identified as requiring assessment against the Reconfiguring a lot code by the tables of assessment in Part 5 (Tables of assessment).

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

8.3.3.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to:
 - (a) ensure that new lots are configured in a manner that facilitates the achievement of the sustainable urban and rural outcomes expressed in the relevant zone codes;
 - (b) ensure that new lots are provided with infrastructure and access appropriate for their intended use and zone;
 - (c) minimise adverse environmental impacts and protect the productive capacity and landscape character of the region's natural resources.
 - (d) ensure that stock routes are maintained and protected from inappropriate development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) new lots are of a size and shape appropriate for their intended use and the character of the applicable zone;
 - (b) new lot reconfiguration is responsive to topography, natural drainage systems, vegetation and habitat corridors and protects the landscape character of the locality;
 - (c) each new lot is provided with a suitable level of infrastructure, services and access;
 - (d) greenfield development is characterised by walkability, housing choice and conveniently located centres providing enhanced opportunities for social interaction;
 - (e) neighbourhoods are designed to allow development to incorporate climate responsive, energy efficient design principles;
 - (f) streets are legible, safe, highly interconnected and designed to achieve enhanced streetscapes;
 - (g) rural areas are not fragmented to the detriment of productive grazing, agricultural, horticultural or other rural uses;
 - (h) open space meets the active and passive recreational needs of the community and protects the biodiversity of natural areas and systems.
 - (i) development does not conflict with the ongoing efficient and safe use of the stock route network by travelling stock.

Editor's note—In order to demonstrate compliance with this code, Council may request the preparation of a structure plan which may form the basis of a preliminary approval for development in an area within the Industry investigation zone or Emerging community. Refer also to section 3.3.1.2(16) and 3.4.1.2(6) of the Strategic Framework.

8.8.3.3 Specific benchmarks for assessment

Table 8.3.3.3(a) — Assessable development

Performance outcomes	Acceptable outcomes
Lot design	
PO1 Reconfiguration creates lots that are of a sufficient size, shape and dimension: <ol style="list-style-type: none">(a) that are consistent with the character of the zone;(b) to accommodate development commensurate with the required building footprint, setbacks,	AO1 Lots comply with the minimum lot size and dimensions specified for its zone in Table 8.3.3.3(b)—Minimum lot size and dimensions.

Performance outcomes	Acceptable outcomes
<p>private open space, vehicle access and parking and servicing areas for the zone;</p> <p>(c) that does not compromise the future development potential of land in the Emerging community zone and Industry investigation zone for urban purposes; and</p> <p>(d) are sufficient to protect areas with significant ecological values.</p>	
<p>PO2</p> <p>Rear lots are only created where:</p> <p>(a) they are for the purpose of a single Dwelling house;</p> <p>(b) the topography of the land or other physical features ensure that the amenity of adjoining lots would not be detrimentally affected;</p> <p>(c) the circumstances of the particular case are such that it would not be desirable or practical to provide full frontage lots; and</p> <p>(d) the function and safety of the road frontage road is not adversely affected and allows for waste collection.</p>	<p>AO2.1</p> <p>Only one rear lot is provided behind each full frontage lot.</p> <p>AO2.2</p> <p>The minimum size of a rear lot, excluding its access handle is:</p> <p>(a) the same as the minimum lot size for the relevant zone in accordance with Table 8.3.3.3(b)– Minimum lot size and dimensions; and</p> <p>(b) is capable of containing a building envelope having minimum dimensions of 15m x 20m.</p> <p>AO2.3</p> <p>The access handle of the rear allotment has a minimum width of 4m.</p>
<p>PO3</p> <p>Any boundary realignment must:</p> <p>(a) improve the shape or utility of the existing lot;</p> <p>(b) be consistent with the character of the zone; and</p> <p>(c) not create additional lots.</p>	<p>AO3.1</p> <p>No additional lots are created.</p> <p>AO3.2</p> <p>The boundary realignment meets the minimum lot size and dimensions in accordance with Table 8.3.3.3(b)–Minimum lot size and dimensions.</p>
<p>PO4</p> <p>Any boundary realignment must:</p> <p>(a) be an improvement on the existing situation;</p> <p>(b) avoid encumbering existing physical features such as dams and waterways; and</p> <p>(c) not create a situation where, as a result of the reconfiguration any buildings or structures become unlawful.</p>	<p>No acceptable outcome is nominated.</p>
General design	
<p>PO5</p> <p>The layout of lots, streets and infrastructure avoids or minimises impacts on environmental features by:</p> <p>(a) following the natural topography and minimising earthworks;</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(b) avoiding crossing or otherwise fragmenting waterways, wetlands, habitat areas, ecological corridors or steep land; and</p> <p>(c) maintaining natural drainage features and hydrological regimes.</p>	
<p>PO6</p> <p>Lot design does not increase risks to people and property through:</p> <p>(a) natural hazards; and</p> <p>(b) unreasonable impacts from noise dust, odour or other nuisance from existing lawful uses.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>Reconfiguration is designed to ensure integration with the surrounding locality, having regard to:</p> <p>(a) connections to surrounding streets, pedestrian and cycle networks and other infrastructure networks;</p> <p>(b) open space networks, habitat areas or corridors;</p> <p>(c) connections to centres, employment areas and recreation areas;</p> <p>(d) surrounding landscaping and streetscape treatments; and</p> <p>(e) the interface between adjoining land uses.</p>	No acceptable outcome is nominated.
Neighbourhood design in the General residential zone	
<p>PO8</p> <p>Reconfigurations are designed to ensure:</p> <p>(a) the creation of seamless interlinked neighbourhoods with residential character and identity;</p> <p>(b) pedestrian movement is encouraged; and</p> <p>(c) neighbourhoods are concentrated around community focus points such as centres and parks.</p>	No acceptable outcome is nominated.
<p>PO9</p> <p>A variety of lot sizes are provided in close proximity to centres and parks to promote a wider housing choice and mix that are consistent with zone outcomes.</p>	No acceptable outcome is nominated.
<p>PO10</p> <p>Neighbourhood design provides for safer communities by maximising opportunities for casual surveillance and minimising opportunities for crime and vandalism.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.	
<p>PO11</p> <p>Movement and open space networks are:</p> <p>(a) safe, clearly legible and have a high degree of connectivity; and</p> <p>(b) interconnected through a grid or modified grid pattern.</p>	No acceptable outcome is nominated.
<p>PO12</p> <p>Movement networks prioritise walking and cycling within neighbourhoods.</p>	No acceptable outcome is nominated.
<p>PO13</p> <p>The permeability and connectivity of streets is not compromised by the use of cul-de-sacs unless no alternative arrangement is possible.</p>	No acceptable outcome is nominated.
Climate responsive design	
<p>PO14</p> <p>Neighbourhood layouts are designed to respond to local climate conditions and enable energy efficient dwellings.</p>	No acceptable outcome is nominated.
Lot reconfiguration in the Industry zone	
<p>PO15</p> <p>Reconfiguration facilitates all types of industrial activities through:</p> <p>(a) the creation of functional activity areas and building footprints;</p> <p>(b) a range of lot sizes;</p> <p>(c) accommodating appropriate waste water management capabilities; and</p> <p>(d) maximising access to significant roads, highways and railways.</p>	No acceptable outcome is nominated.
<p>PO16</p> <p>Where reconfiguration adjoins land in another zone, lots are of a sufficient size to mitigate any noise, air quality and visual impacts on that adjoining land.</p>	No acceptable outcome is nominated.
Lot reconfiguration in the Rural zone	
<p>PO17</p> <p>Reconfiguration:</p> <p>(a) maintains rural, open space and landscape character;</p> <p>(b) protects the productive capacity of rural land resources;</p>	<p>AO17</p> <p>Lots comply with the minimum lot size and dimensions for the rural zone specified in Table 8.3.3.3(b)—Minimum lot size and dimensions.</p>

Performance outcomes	Acceptable outcomes
<p>(c) allows for the efficient operation of rural activities and viable farming and grazing practices; and</p> <p>(d) development does not adversely impact extractive and mining operations.</p>	
<p>PO18</p> <p>Reconfiguration of land identified as Class A and B Agricultural land does not:</p> <p>(a) adversely impact on the viability of land for productive agricultural purposes; and</p> <p>(b) constrain existing farming activities.</p> <p>Editor's note—Class A and B agricultural land is identified in the Agriculture overlay map OM1.</p>	<p>AO18</p> <p>Lots comply with the minimum lot size and dimensions for the rural zone specified in Table 8.3.3.3(b)—Minimum lot size and dimensions.</p>
<p>Infrastructure and services</p> <p>Editor's note—Refer also to the Development works code.</p>	
<p>PO19</p> <p>Each reconfigured lot is provided with infrastructure and services appropriate to its intended use and location in a manner that:</p> <p>(a) is efficient;</p> <p>(b) is adaptable to allow for future infrastructure upgrades;</p> <p>(c) minimises risk of adverse environmental or amenity-related impacts;</p> <p>(d) promotes the efficient use of water resources; and</p> <p>(e) minimises whole of life cycle costs for that infrastructure.</p>	<p>AO19.1</p> <p>Lots created within the Priority Infrastructure Area are designed and configured to connect to a reticulated water supply and a reticulated sewerage in accordance with the <i>Development works Town plan policy</i>.</p> <p>AO19.2</p> <p>Lots created outside the Priority Infrastructure Area are designed and configured to:</p> <p>(a) connect to a potable on site water supply in accordance with the <i>Development works Town plan policy</i>; and</p> <p>(b) treat waste water on site in accordance with the <i>Development works Town plan policy</i>.</p> <p>AO19.3</p> <p>Lots are designed and configured to provide for stormwater infrastructure in accordance with the design requirements of the <i>Development works Town plan policy</i>.</p> <p>AO19.4</p> <p>Lots are connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.</p>
<p>PO20</p> <p>Where reconfiguration proposes individual on site waste water disposal, it must be demonstrated that:</p> <p>(a) the soil type and permeability, slope, and hydrology of the land is capable of accommodating the proposed loads within the lot;</p>	<p>No acceptable outcome specified.</p>

Performance outcomes	Acceptable outcomes
<p>(b) there is sufficient area within the lot for an alternative disposal area should it be required; and</p> <p>(c) individually and collectively, the impacts of the existing and proposed systems do not adversely impact on the groundwater quality of the locality.</p>	
<p>Access and road design</p> <p>Editor's note—refer also to the Development works code.</p>	
<p>PO21</p> <p>Lots have safe access for vehicles and pedestrians through:</p> <p>(a) direct frontage to a properly constructed public road or to common property having a direct frontage to a properly constructed public road created under a community management statement; and</p> <p>(b) providing access appropriate for the type of vehicle associated with development.</p>	<p>AO21</p> <p>Lots are designed to achieve safe vehicle and pedestrian access in accordance with the <i>Development works Town plan policy</i>.</p>
<p>PO22</p> <p>Reconfiguration involving the creation of new roads must:</p> <p>(a) provide for the safe, efficient and convenient movement for all modes of transport;</p> <p>(b) are designed and constructed to support their intended function for all relevant design vehicle types;</p> <p>(c) provide safe and easy access to the frontage of lots;</p> <p>(d) are designed and constructed to give priority to pedestrian and bicycle pathways at intersections;</p> <p>(e) where practicable, align with open space corridors and waterways; and</p> <p>(f) where appropriate provide connections to adjoining land.</p>	<p>No acceptable outcome specified.</p>
<p>PO23</p> <p>New roads ensure streetscape and landscape treatments are provided that:</p> <p>(a) create an attractive and legible environment which establishes character and identity;</p> <p>(b) maintain important views and vistas where possible;</p> <p>(c) enhance safety and comfort, and meet user needs;</p>	<p>No acceptable outcome specified.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) support safe pedestrian and cycling movement; (f) maximise infiltration of stormwater runoff wherever practicable; (g) provide shade through street trees along road frontages; and (h) minimise maintenance and whole of lifecycle costs. 	
<p>PO24</p> <p>Reconfiguration includes appropriate pedestrian and cycle infrastructure that:</p> <ul style="list-style-type: none"> (a) provides a high level of connectivity and permeability that links residential areas with schools; centres, community activity uses; parks and employment areas; (b) provides for safe street crossings and for safety between pedestrians and cyclists; (c) is designed taking into account topography and convenience for users; and (d) meets disability access standards. 	<p>No acceptable outcome is nominated.</p>
<p>Stormwater management</p> <p>Editor's note—Refer also to the Development works code.</p>	
<p>PO25</p> <p>Reconfiguring a lot development:</p> <ul style="list-style-type: none"> (a) manages the stormwater quality, quantity and velocity flow characteristics from the lot to maintain or improve the pre-development levels; and (b) where practicable incorporates stormwater re-use. 	<p>No acceptable outcome is nominated.</p>
<p>Parks and open space</p> <p>Editor's note—Where acceptable outcomes are set out in this section, it is acknowledged that they may primarily be practicable in greenfield developments in the Emerging community zone or large lots within the General residential zone. Alternative outcomes are likely to be appropriate in existing developed areas. This may include works and embellishments to existing parks or recreational corridors to meet the development's demand, infrastructure charges or as part of an infrastructure agreement.</p>	
<p>PO26</p> <p>Reconfiguring a lot provides parkland or open space which:</p> <ul style="list-style-type: none"> (a) meets the needs of the community for a range of active and passive uses; and (b) is of a sufficient size and shape to accommodate recreation activities with associated equipment and facilities. 	<p>AO26</p> <p>Parkland is provided in accordance with the Local Government Infrastructure Plan.</p>

Performance outcomes	Acceptable outcomes
<p>PO27</p> <p>The design of parkland or open space:</p> <ul style="list-style-type: none"> (a) contributes to the character of the neighbourhood or area; (b) is safe and functions as a focal point for the neighbourhood or community; (c) minimise the interface between residential lots and open space through appropriate treatments including alignment, fencing and landscaping; (d) maximises road frontage to facilitate casual surveillance; (e) incorporates natural areas including important local vegetation, waterways, ridgelines and wetlands; (f) preserves landscape features important to the scenic amenity of a locality; (g) is linked to existing parkland or open space networks wherever possible; (h) offers a broad range of informal and formal experiences to the community; (i) is cost effective to maintain; and (j) provided in the early stages of staged developments. 	<p>No acceptable outcome is nominated.</p>
<p>PO28</p> <p>The location of parkland or open space is conveniently located to residential neighbourhoods.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO29</p> <p>Open space for conservation purposes protects riparian corridors, significant vegetation and wildlife habitat and movement corridors.</p>	<p>No acceptable outcome is nominated.</p>
Volumetric reconfiguration	
<p>PO30</p> <p>Volumetric reconfiguration (subdivision of space above or below the surface of land):</p> <ul style="list-style-type: none"> (a) facilitates efficient development that is consistent with the intent for the zone; or (b) is consistent with a development approval. 	<p>No acceptable outcome is nominated.</p>
Access easement	
<p>PO31</p> <p>The access easement must:</p> <ul style="list-style-type: none"> (a) be of adequate width; (b) be constructed to a standard appropriate to the situation; and 	<p>AO31</p> <p>The access easement is designed in accordance with the design requirements of the <i>Development works Town plan policy</i>.</p>

Performance outcomes	Acceptable outcomes
(c) not result in unreasonable detriment or nuisance to neighbours.	
Stock routes	
<p>PO32</p> <p>The stock route network identified in the State planning policy mapping – agriculture, development and construction, mining and extractive resources is protected from encroachment by sensitive and incompatible land uses and access works are robust, fit-for-purpose and provide for the safe passage of stock traversing the stock route.</p>	<p>AO32</p> <p>No new allotments are created adjacent to the stock route network.</p>

Table 8.3.3.3(b) — Minimum lot size and dimensions

Zone	Minimum lot size	Minimum frontage
General Residential	700m ²	15m
Centre	400m ²	10m
Industry Township	1,000m ²	20m
Rural residential	0.5ha	50m
• Hervey Range precinct	2ha	80m
• Environs precinct	8ha	80m
Emerging community Industry investigation	50ha	Not specified
Rural	5,000ha	Not specified
Community facilities Environmental management and conservation Minor tourism Recreation and open space Special purpose	Not specified	Not specified

Part 9 Other plans

There are no other plans within the Charters Towers local government area.

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have a particular meaning for the purpose of the Town plan.
- (2) Any use not listed in Table SC1.1.2 (Use definitions) 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 (Use definitions) 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 Town plan.
- (5) Column 3 of SC1.1.2 (Use definitions) 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 (Use definitions) 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 (Use definitions) are not exhaustive lists.
- (8) Uses listed in Table SC1.1.2 (Use definitions) 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 for use definitions		
Adult store	Hardware and trade supplies	Place of worship
Agricultural supplies store	Health care service	Port service
Air service	High impact industry	Relocatable home park
Animal husbandry	Home-based business	Renewable energy facility
Animal keeping	Hospital	Research and technology industry
Aquaculture	Hotel	Residential care facility
Bar	Indoor sport and recreation	Resort complex
Brothel	Intensive animal husbandry	Retirement facility
Bulk landscape supplies	Intensive horticulture	Roadside stall
Caretaker's accommodation	Landing	Rooming accommodation
Car wash	Low impact industry	Rural industry
Cemetery	Major electricity infrastructure	Rural workers' accommodation
Childcare centre	Major sport, recreation and entertainment facility	Sales office
Club	Marine industry	Service industry
Community care centre	Market	Service station
Community residence	Medium impact industry	Shop
Community use	Motor sport facility	Shopping centre
Crematorium	Multiple dwelling	Short-term accommodation
Cropping	Nature-based tourism	Showroom
Detention facility	Nightclub entertainment facility	
Dual occupancy	Non-resident workforce accommodation	
Dwelling house	Office	
Dwelling unit	Outdoor sales	

Index for use definitions

Educational establishment	Outdoor sport and recreation	Special industry
Emergency services	Outstation	Substation
Environment facility	Park	Telecommunications facility
Extractive industry	Parking station	Theatre
Food and drink outlet	Party house	Tourist attraction
Function facility	Permanent plantation	Tourist park
Funeral parlour		Transport depot
Garden centre		Utility installation
		Veterinary service
		Warehouse
		Wholesale nursery
		Winery

Table SC1.1.2 — Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	<p>The use of premises for the primary purpose of displaying or selling:</p> <p>(a) sexually explicit materials; or</p> <p>(b) products and devices that are associated with, or used in, a sexual practice or activity.</p>	Sex Shop	<p>Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</p> <p>(a) the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or</p> <p>(b) the sale or display of underwear or lingerie; or</p> <p>(c) the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.</p>
Agricultural supplies store	<p>The use of premises for the sale of agricultural supplies and products.</p> <p>Examples of agricultural supplies and products—animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds.</p>		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Air service	<p>The use of premises for—</p> <ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and (ii) directly services the needs of aircraft passengers. <p>Examples of an air service—airport, air strip, helipad.</p>	Airport, air strip, helipad, public or private airfield	
Animal husbandry	<p>The use of premises for—</p> <ul style="list-style-type: none"> (a) producing animals or animal products on native or 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). <p>Examples of animal husbandry—cattle stud, grazing of livestock, non-feedlot dairy.</p>	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal husbandry, aquaculture, feedlots, piggeries
Animal keeping	<p>The use of premises for—</p> <ul style="list-style-type: none"> (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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	Examples of animal keeping—aviary, cattery, kennel, stables, wildlife refuge.		
Aquaculture	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	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 2 or more prostitutes at the premises. Note—See the Prostitution Act 1999, schedule 4.		Adult store, club, nightclub entertainment facility, Shop
Bulk landscape supplies	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	The use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	The use of premises for the commercial cleaning of motor vehicles.		Service station
Cemetery	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	The use of premises for the care, education and minding, but not residence, of children.	Crèche, early childhood centre, kindergarten,	Educational establishment, home

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	Examples of a childcare centre—before or after school care, crèche, early childhood centre, kindergarten, vacation care.	outside hours school care	based child care, family day care
Club	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	The use of premises for— (a) providing social support to members of the public; or (b) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (a); but It does not include the use of premises for providing accommodation to members of the public. Examples of a community care centre—disability support service, drop-in centre, respite centre, indigenous support centre.	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	The use of premises for residential accommodation for— (a) no more than— (i) 6 children, if the accommodation is provided as part of a program or service under the <i>Youth Justice Act 1992</i> ; or (ii) 6 persons who require assistance or support with daily living needs; and (b) no more than 1 support worker; and	Hospice	Dwelling house, dwelling unit, Residential care facility, Rooming accommodation, Short-term accommodation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	Includes a building or structure that is reasonably associated with the use in paragraph (a) and (b).		
Community use	<p>The use of premises for—</p> <p>(a) providing artistic, social or cultural facilities or community services to the public; or</p> <p>(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).</p> <p>Examples of a community use—art gallery, community centre, community hall, library, museum.</p>	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	The use of premises for the cremation or aquamation of bodies.		Cemetery
Cropping	<p>The use of premises for—</p> <p>(a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or</p> <p>(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</p> <p>(c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).</p> <p>Examples of cropping—forestry for wood production, fodder and pasture production, producing fruits, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard.</p>	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	<p>The use of premises for the lawful detention of persons.</p> <p>Example of a detention facility—correctional facility.</p>	Prison, detention centre, youth detention centre	Police station, court cell complex

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Dual occupancy	<p>(a) A residential use of premises for 2 households involving—</p> <p>(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</p> <p>(ii) any domestic outbuilding associated with the dwellings; but</p> <p>(b) does not include a residential use of premises that involves a Secondary dwelling.</p>	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	<p>A residential use of premises involving—</p> <p>(a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or</p> <p>(b) 1 dwelling for a single household, a Secondary dwelling, and any domestic outbuildings associated with either dwelling.</p>		Caretaker's accommodation, Dual occupancy, Rooming accommodation, Short-term accommodation, student accommodation, Multiple dwelling
Dwelling unit	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	<p>The use of premises for—</p> <p>(a) training and instruction to impart knowledge and develop skills; or</p> <p>(b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).</p> <p>Examples of an educational establishment—college, outdoor education centre, primary school, secondary school, special education</p>	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	facility, technical institute, university.		
Emergency services	<p>The use of premises by a government entity or community organisation to provide—</p> <p>(a) essential emergency services; or</p> <p>(b) disaster management services; or</p> <p>(c) management support facilities for the services.</p> <p>Examples of emergency services—ambulance station, evacuation centre, fire station, police station.</p>	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, Residential care facility
Environment facility	<p>(a) The use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but</p> <p>(b) does not include the use of premises to provide accommodation for tourists and travellers.</p>	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	<p>The use of premises for—</p> <p>(a) extracting or processing extractive resources; and</p> <p>(b) any related activities, including, for example, transporting the resources to market.</p>	Quarry	
Food and drink outlet	<p>The use of premises for—</p> <p>(a) preparing and selling food and drink for consumption on or off the premises; or</p> <p>(b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p> <p>Examples of a Food and drink outlet—café, coffee Shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway Shop, tearoom.</p>	Bistro, café, coffee Shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, Shop, theatre, nightclub entertainment facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Function facility	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	(a) 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	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	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.		Shop, showroom, outdoor sales and warehouse
Health care service	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. Examples of a health care service—dental clinic, medical centre, physiotherapy clinic.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
High impact industry	<p>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 SC1.1.2 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>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>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>(a) 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</p>	<p>Pub, tavern</p>	<p>Bar, nightclub entertainment facility</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>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>		
Indoor sport and recreation	<p>The use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.</p> <p>Examples of indoor sport and recreation—amusement parlour, bowling alley, gymnasium, squash court.</p>	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	<p>(a) The use of premises for—</p> <p>(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</p> <p>(ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the cultivation of aquatic animals.</p> <p>Examples of intensive animal industry—feedlot, piggery, poultry and egg production</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	<p>(a) The use of premises for—</p> <p>(i) the intensive production of plants or plant material carried out indoors on imported media; or</p> <p>(ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or</p> <p>(iii) storing and packing plants or plant material</p>	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>grown on the premises, if the use is ancillary to a use in subparagraph (i) or (ii); but</p> <p>(b) does not include the cultivation of aquatic plants.</p> <p>Examples of intensive horticulture—greenhouse, hydroponic farm, mushroom farm.</p>		
Landing	<p>The use of premises for a structure—</p> <p>(a) for mooring, launching, storing and retrieving vessels; and</p> <p>(b) from which passengers embark and disembark.</p>	Boat ramp, jetty, pontoon	Marina
Low impact industry	<p>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 low impact industry; and</p> <p>(c) that complies with any thresholds for the activity states 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>Repairing motor vehicles, fitting and turning workshop</p> <p>Note—additional examples may be shown in Table 6 industry thresholds.</p>	<p>Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry</p>
Major electricity infrastructure	<p>(a) 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>	Powerlines greater than 66kV	Minor electricity infrastructure, substation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<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>		
Major sport, recreation and entertainment facility	<p>The use of premises for large-scale events, including, for example, major sporting, recreation conference or entertainment events.</p> <p>Examples of a major sport, recreation and entertainment facility—convention centre, exhibition centre, horse racing facility, sports stadium.</p>	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	<p>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> <p>Examples of marine industry—boat building, boat storage, dry dock.</p>	Boat building, boat storage, dry dock	Marina
Market	<p>The use of premises on a regular basis for—</p> <p>(a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or</p> <p>(b) providing entertainment, if the use is ancillary to the use in paragraph (a).</p>	Flea market, farmers market, car boot sales	Shop, Roadside stall

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Medium impact industry	<p>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 medium 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>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working).</p> <p>Note—additional examples may be shown in Table 6 industry thresholds.</p>	<p>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</p>
Motor sport facility	<p>The use of premises for—</p> <p>(a) organised or recreational motor sports; or</p> <p>(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).</p> <p>Examples of a motor sport facility—car race track, go-kart track, trail bike park, 4WD park.</p>	<p>Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks</p>	<p>Major sport, recreation and entertainment facility, outdoor sport and recreation</p>
Multiple dwelling	<p>A residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.</p>	<p>Apartments, flats, units, townhouses, row housing, triplex</p>	<p>Rooming accommodation, Dual occupancy, duplex, granny flat, Residential care facility, Retirement facility</p>
Nature-based tourism	<p>The use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of—</p>	<p>Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps</p>	<p>Environment facility</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>(a) an area of environmental, cultural or heritage value; or</p> <p>(b) a local ecosystem; or</p> <p>(c) the natural environment.</p> <p>Examples of nature-based tourism—environmentally responsible accommodation facilities including cabins, huts, lodges and tents.</p>		
Nightclub entertainment facility	<p>The use of premises for—</p> <p>(a) providing entertainment that is cabaret, dancing or music; or</p> <p>(b) selling liquor and preparing and selling food, for consumption on the premises; if the use is ancillary to the use in paragraph (a).</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<p>The use of premises for—</p> <p>(a) accommodation for non-resident workers; or</p> <p>(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).</p>	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, Short-term accommodation, Tourist park
Office	<p>(a) The use of premises for—</p> <p>(i) providing an administrative, financial, management or secretarial service or function; or</p> <p>(ii) the practice of a profession; or</p> <p>(iii) providing business or professional advice or services; but</p> <p>(b) does not include premises used for making, selling or hiring goods.</p> <p>Examples of an office—bank, real estate agency</p>	Bank, real estate agent, administration building	Home-based business, home office, Shop, outdoor sales

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Outdoor sales	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	The use of premises for— (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or (b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a). Examples of outdoor sport and recreation—cricket oval, driving range, golf course, swimming pool, tennis court.	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	The use of premises for— (a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or (b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).	Indigenous camp site	Dwelling house, hostel, Multiple dwelling, relocatable home park, Short-term accommodation, Tourist park
Park	The use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	The use of premises for parking vehicles, other than parking that is ancillary to another use.	Car park, 'park and ride', bicycle parking	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Party house	<p>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	The use of premises for growing, but not harvesting, plants for the carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	<p>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
Port service	<p>The use of premises for—</p> <p>(a) the arrival and departure of vessels; or</p> <p>(b) the movement of passengers or goods on or off vessels; or</p> <p>(c) storing, servicing, maintaining or repairing vessels; or</p> <p>(d) ancillary uses that directly service the needs of passengers of the vessels.</p>	Marina, ferry terminal	Landing
Relocatable home park	<p>The use of premises for—</p> <p>(a) relocatable dwellings for long-term residential accommodation; or</p>		Tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	(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).		
Renewable energy facility	(a) 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.	Solar farm, wind farm, tidal power, hydroelectric power, geothermal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	The use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment. Examples of research and technology industry— aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories.	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	
Residential care facility	The use of premises for supervised accommodation, and medical and other support services, for persons who— (a) cannot live independently; and (b) require regular nursing or personal care. Examples of Residential care facility—convalescent home, nursing home.	Convalescent home, nursing home	Community residence, Dwelling house, Dual occupancy, hospital, Multiple dwelling, Retirement facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Resort complex	<p>The use of premises for—</p> <p>(a) tourist and visitor accommodation that includes integrated leisure facilities; or</p> <p>Examples of integrated leisure facilities—bars, meeting and function facilities, restaurants, sporting and fitness facilities.</p> <p>(b) staff accommodation that is ancillary to the use in paragraph (a); or</p> <p>(c) transport facilities for the premises, including, for example, a ferry terminal or air service.</p>	Island resort	
Retirement facility	<p>A residential use of premises for—</p> <p>(a) accommodation for older members of the community, or retired persons, in independent living units or services units; or</p> <p>(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).</p>	Retirement village	Residential care facility
Roadside stall	The use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market
Rooming accommodation	<p>The use of premises for—</p> <p>(a) residential accommodation, if each resident—</p> <p>(i) has a right to occupy 1 or more rooms on the premises; and</p> <p>(ii) does not have a right to occupy the whole of the premises; and</p> <p>(iii) does not occupy a self-contained unit, as defined in the</p>	Boarding house, hostel, monastery, off site student accommodation	Hospice, community residence, Dwelling house, Short-term accommodation, Multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p><i>Residential Tenancies and Rooming accommodation Act 2008</i>, schedule 2, or has only limited facilities available for private use; and</p> <p>(iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or 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> <p>Examples of Rooming accommodation—boarding house, hostel, monastery, off site student accommodation.</p>		
Rural industry	<p>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>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>	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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	(b) the employees are not non-resident workers.		
Sales office	The use of premises for temporary display of land parcels or buildings that— (a) are for sale or proposed to be sold; or (b) can be won as a prize in a competition.	Display dwelling	Bank, office
Service industry	The use of premises for an industrial activity that— (a) does not result in off site air, noise or odour emissions; and (b) is suitable for location with other non-industrial uses. Examples of service industries—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.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, Shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	The use of premises for— (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels or (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).	Electric vehicle charging station	Car wash
Shop	The use of premises for— (a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public. Examples of a Shop—betting agency, corner store, department store, discount variety store, hair dressing	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, Food and drink outlet, showroom, market

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	salon, liquor store, supermarket.		
Shopping centre	The use of premises for an integrated Shopping complex consisting mainly of Shops.		
Short-term accommodation	<p>(a) 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); but</p> <p>(b) does not include a hotel, nature-based tourism, resort complex or Tourist park.</p>	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, Rooming accommodation, Tourist park
Showroom	<p>The use of premises for the sale of goods that are of—</p> <p>(a) a related product line; and</p> <p>(b) a size, shape or weight that requires—</p> <p>(i) a large area for handling, display or storage; and</p> <p>(ii) 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> <p>Examples of a showroom— bulk stationary supplies, bulky goods sales, motor vehicle sales showroom.</p>	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, Shop, outdoor sales
Special industry	<p>The use of premises for an industrial activity—</p> <p>(a) that is manufacturing, producing, processing, repairing, altering, recycling, storing,</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants,	Low impact industry, medium impact industry, high impact industry, service industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>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 states 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 fertilisers.</p> <p>Note—additional examples may be shown in Table 6 industry thresholds.</p>	
Substation	<p>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 <i>Electricity Act</i>, section 12(1); or</p> <p>(ii) workforce operational and safety communications.</p>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	The use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	The use of premises for— <p>(a) presenting movies, live entertainment or music to the public; or</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<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 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. <p>Examples of a theatre—cinema, concert hall, film studio, music recording studio.</p>		
Tourist attraction	<p>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). <p>Examples of a tourist attraction—theme park, zoo.</p>	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	<p>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	The use of premises for—	Premises used for storing buses, taxis,	Home-based business, warehouse, low impact

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>(a) storing vehicles, or machinery, that are used for a commercial or public purpose; or</p> <p>(b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).</p> <p>Examples of a transport depot—using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery.</p>	heavy vehicles or heavy machinery, contractors depot	industry, service industry
Utility installation	<p>The use of premises for—</p> <p>(a) a service for supplying or treating water, hydraulic power or gas; or</p> <p>(b) a sewerage, drainage or stormwater service; or</p> <p>(c) a transport service; or</p> <p>(d) a waste management service; or</p> <p>(e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).</p>	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary service	<p>The use of premises for—</p> <p>(a) the medical or surgical treatment of animals; or</p> <p>(b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).</p>		Animal keeping
Warehouse	<p>The use of premises for—</p> <p>(a) storing or distributing goods, whether or not carried out in a building; or</p> <p>(b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).</p> <p>Examples of a warehouse—self-storage facility, storage yard.</p>	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, Shop

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Wholesale nursery	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	The use of premises for— (a) making wine; or (b) selling wine that is made on the premises.		Rural industry

SC1.1.1 Defined activity groups

- (1) Defined use terms listed in Table SC1.1.2 (Use definitions) are able to be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined use terms listed in column 2.
- (3) An activity group is able to be referenced in Part 5 (Tables of Assessment).
- (4) The activity groups listed here are the defined activity groups for the purpose of the Town plan.

Table SC1.1.1.1 — Index of defined activity groups

Residential activities	Industry activities	Rural activities
Business activities	Community activities	Other activities
Entertainment activities	Recreation activities	

Editor's note—The grouping of land uses known as 'sensitive land uses', as referenced throughout this Town plan is found in section SC1.2 Administrative terms.

Table SC1.1.1.2 — Defined activity groups

Column 1 Activity group	Column 2 Uses
Residential activities	Caretaker's accommodation Community residence Dual occupancy Dwelling house Dwelling unit Home-based business Multiple dwelling Nature-based tourism Non-resident workforce accommodation Party house Relocatable home park Residential care facility

Column 1 Activity group	Column 2 Uses
	Resort complex Retirement facility Rooming accommodation Rural workers accommodation Short-term accommodation Tourist park
Business activities	Adult store Agricultural supplies store Bar Car wash Food and drink outlet Garden centre Hardware and trade supplies Market Office Outdoor sales Sales office Service station Shop Shopping centre Showroom Veterinary services
Entertainment activities	Club Function facility Hotel Nightclub entertainment facility Theatre Tourist attraction
Industry activities	Bulk landscape supplies Extractive industry High impact industry Low impact industry Marine industry Medium impact industry Research and technology industry Service industry

Column 1 Activity group	Column 2 Uses
	Special industry Transport depot Warehouse
Community activities	Cemetery Child care centre Community care centre Community use Crematorium Detention facility Educational establishment Emergency services Funeral parlour Health care services Hospital Place of worship
Recreation activities	Environment facility Indoor sport and recreation Major sport, recreation and entertainment facility Motor sport facility Outdoor sport and recreation Park
Rural activities	Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Permanent plantation Roadside stall Rural industry Wholesale nursery Winery
Other activities	Air services Brothel Landing Major electricity infrastructure

Column 1 Activity group	Column 2 Uses
	Outstation Parking station Port services Renewable energy facility Substation Telecommunications facility Utility installation

SC1.1.2 Industry thresholds

- (1) The industry thresholds listed below are to be used in conjunction with the defined use terms listed in Table SC1.1.2.1 (Industry thresholds)—low impact industry, medium impact industry, high impact industry and special industry.

Table SC1.1.2.1 — Industry thresholds

Column 1 Use	Column 2 Additional examples include
Low impact industry	<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; and 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 dangerous goods not involving manufacturing processes and not a major hazard facility under the <i>Work Health and Safety Act 2001</i>; 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;

Column 1 Use	Column 2 Additional examples include
	<ol style="list-style-type: none"> 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 1,000 tonnes per annum; 14. Manufacturing wooden products including cabinet making, joinery and wood working, where 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 5,000 tonnes per annum; 21. Recycling or reprocessing tyres including retreading; 22. Printing advertising material, magazines, newspapers, packaging and stationery; 23. Transport depot, distribution centre, contractors depot and storage yard; 24. Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools); 25. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum; 26. Reconditioning metal or plastic drums; 27. Glass fibre manufacture less than 200 tonnes per annum; 28. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum; 29. Concrete batching and producing concrete products.
High impact industry	<ol 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. Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes; 4. Scrap metal yard including a fragmentiser; 5. Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum; 6. Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum;

Column 1 Use	Column 2 Additional examples include
	<ol style="list-style-type: none"> 7. Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per annum; 8. Manufacturing wooden products including cabinet making, joinery and wood working, producing greater than 500 tonnes per annum; 9. Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum; 10. Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum; 11. Manufacturing or processing plaster, producing greater than 5,000 tonnes per annum; 12. Enamelling workshop using 15,000 litres or greater of enamel per annum; 13. Galvanising works using 100 tonnes or greater of zinc per annum; 14. Anodising or electroplating workshop where tank area is 400 square metres or greater; 15. Powder coating workshop using 500 tonnes or greater of coating per annum; 16. Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum; 17. Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote; 18. Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste; 19. Manufacturing fibreglass pools, tanks and boats; 20. 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); 21. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum; 22. Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre; 23. Abattoir; 24. Recycling chemicals, oils or solvents; 25. Waste disposal facility (other than waste incinerator); 26. Recycling, storing or reprocessing regulated waste; 27. Manufacturing batteries; 28. Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; 29. Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum; 30. Crematoria; 31. Glass fibre manufacture producing 200 tonnes or greater per annum; 32. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum;

Column 1 Use	Column 2 Additional examples include
	33. Distilling alcohol in works producing greater than 2,500 litres per annum; and 34. Sugar milling or refining.
Special industry	1. Oil refining or processing; 2. Producing, refining or processing gas or fuel gas; 3. Power station; 4. Producing, quenching, cutting, crushing or grading coke; 5. Waste incinerator; 6. Pulp or paper manufacturing; 7. Tobacco processing; 8. Tannery or works for curing animal skins, hides or finishing leather; 9. Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing; 10. Rendering plant; 11. Manufacturing chemicals, poisons and explosives; 12. Manufacturing fertilisers involving ammonia; 13. Manufacturing polyvinyl chloride plastic.

SC1.2 Administrative terms

- (1) Administrative terms and definitions assist with the interpretation of the Town plan but do not have a meaning in relation to a use term.
- (2) An administrative term listed in Table SC1.2.2—Administrative terms and definitions as per the regulated requirements 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 purpose of the Town plan.

Table SC1.2.1 — Index of administrative terms and definitions

Index for administrative terms and definitions		
Adjoining premises	Dwelling	Projection area
Advertising device	Essential community infrastructure	Secondary dwelling
Affordable housing	Gross floor area	Sensitive land use

Index for administrative terms and definitions

Average width	Ground level	Service catchment
Base date	Household	Setback
Basement	Minor building work	Site
Boundary clearance	Minor electricity infrastructure	Site cover
Building height	Net developable area	Storey
Cultural heritage significance	Non-resident worker	Temporary use
Demand unit	Outermost projection	Total use area
Development footprint	Planning assumption	Ultimate development
Domestic outbuilding	Plot ratio	Water netserv plan

Table SC1.2.2 — Administrative terms and definitions as per the regulated requirements

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.
Base date	base date means the date from which the local government has estimated future infrastructure demand and costs for the local government area.
Basement	basement means a space— (c) between a floor level in a building and the floor level that is immediately below it; and (d) 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. <i>Examples—</i> 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.

Column 1 Administrative term	Column 2 Definition
	<p>2. <i>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.</i></p>
Building height	<p>building height, of a building, means—</p> <p>(c) 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>(d) the number of storeys in the building above ground level.</p>
Cultural heritage significance	<p>cultural heritage significance, means a place or feature of a place, means its aesthetic, architectural, historical, scientific, social or other significance, to the present generation or past or future generations.</p>
Demand unit	<p>demand unit means a unit of measurement for measuring the level of demand for infrastructure.</p>
Development footprint	<p>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—</p> <p>(a) buildings or structures, measured to their outermost projection; or</p> <p>(b) landscaping or open space; or</p> <p>(c) facilities relating to the development; or</p> <p>(d) on site stormwater drainage or wastewater treatment; or</p> <p>(e) a car park, road, access track or area used for vehicle movement; or</p> <p>(f) another area of disturbance.</p>
Domestic outbuilding	<p>domestic outbuilding means a non-habitable class 10a building that is—</p> <p>(g) a shed, garage or carport; and</p> <p>(h) ancillary to a residential use carried out on the premises where the building is.</p>
Dwelling	<p>dwelling means all or part of a building that—</p> <p>(a) is used, or capable of being used, as a self-contained residence; and</p> <p>(b) contains—</p> <p>(i) food preparation facilities; and</p> <p>(ii) a bath or shower; and</p> <p>(iii) a toilet; and</p> <p>(iv) a wash basin; and</p> <p>(v) facilities for washing clothes.</p>
Essential community infrastructure	<p>essential community infrastructure includes—</p> <p>(a) emergency services infrastructure</p> <p>(b) emergency shelters</p>

Column 1 Administrative term	Column 2 Definition
	<ul style="list-style-type: none"> (c) police facilities (d) hospitals and associated facilities (e) power stations and substations (f) major switch yards (g) communications facilities (h) sewerage treatment plans; and (i) water treatment plants.
Gross floor area	<p>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—</p> <ul style="list-style-type: none"> (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	<p>ground level means—</p> <ul style="list-style-type: none"> (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
Household	<p>household means 1 or more individuals who—</p> <ul style="list-style-type: none"> (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.
Minor building work	<p>minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following—</p> <ul style="list-style-type: none"> (a) 50m²; (b) an area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	<p>minor electricity infrastructure means development stated in the Planning Regulation 2017, schedule 6 section 26(5).</p>
Net developable area	<p>net developable area, for premises, means the area of the premises that—</p> <ul style="list-style-type: none"> (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	<p>non-resident worker means a person who—</p> <ul style="list-style-type: none"> (a) performs work as part of— <ul style="list-style-type: none"> (i) a resource extraction project; or

Column 1 Administrative term	Column 2 Definition
	<p>(ii) a project identified in a Town plan as a major industry or infrastructure project; or</p> <p>(iii) a rural use; and</p> <p>(b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere.</p> <p><i>Example of a non-resident worker—a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements</i></p>
Outermost projection	<p>outermost projection, of a building or structure, means the outermost part of the building or structure, other than a part that is—</p> <p>(a) a retractable blind; or</p> <p>(b) a fixed screen; or</p> <p>(c) a rainwater fitting; or</p> <p>(d) an ornamental attachment.</p>
Planning assumption	<p>planning assumption means an assumption about the type, scale, location and timing of future growth in the local government area.</p>
Plot ratio	<p>plot ratio means the ratio of the gross floor area of a building on a site to the area of the site.</p>
Projection area	<p>projection area means a part of the local government area for which the local government has carried out demand growth projection.</p>
Secondary dwelling	<p>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.</p>
Sensitive land use	<p>sensitive land use means—</p> <p>(a) Caretaker’s accommodation; or</p> <p>(b) a childcare centre; or</p> <p>(c) a community care centre; or</p> <p>(d) a community residence; or</p> <p>(e) a detention facility; or</p> <p>(f) a Dual occupancy; or</p> <p>(g) a Dwelling house; or</p> <p>(h) a dwelling unit; or</p> <p>(i) an educational establishment; or</p> <p>(j) a health care service; or</p> <p>(k) a hospital; or</p> <p>(l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; or</p> <p>(m) a Multiple dwelling; or</p> <p>(n) non-resident workforce accommodation; or</p>

Column 1 Administrative term	Column 2 Definition
	<p>(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.</p>
Service catchment	<p>service catchment means an area serviced by an infrastructure network.</p>
Setback	<p>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.</p>
Site	<p>site, of development, means the land that the development is to be carried out on.</p> <p><i>Examples—</i></p> <ol style="list-style-type: none"> 1. <i>If development is to be carried out on part of a lot, the site of the development is that part of the lot.</i> 2. <i>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.</i>
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> <ol 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> <ol 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— <ol 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

Column 1 Administrative term	Column 2 Definition
	<p>(iv) a basement with a ceiling that is not more than 1m above ground level; and</p> <p>(b) includes—</p> <p>(i) a mezzanine; and</p> <p>(ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.</p>
Temporary use	<p>temporary use means a use that—</p> <p>(a) is carried out on a non-permanent basis; and</p> <p>(b) does not involve the construction of, or significant changes to, permanent buildings or structures.</p>
Total use area	<p>total use area means the sum of all parts of the lot used for a particular use, including any ancillary use, but does not include areas used for:</p> <p>(a) car parking;</p> <p>(b) landscaping; and</p> <p>(c) vehicle manoeuvring.</p> <p>For the purpose of calculating car parking requirements the term included the total floor area and all buildings.</p>
Ultimate development	<p>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.</p>
Water netserv plan	<p>water netserv plan means a plan adopted by an SEQ service provider, as defined under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>, under section 99BJ of that Act.</p>

Schedule 2 Mapping

SC2.1 Map index

The table below lists any maps applicable to the Town plan area. Maps relevant to other plans have also been included in SC2.5.

Table SC2.1.1 — Map index

Map number	Map title	Gazettal date
Zone maps		
ZM1	Zoning	31 January 2020
Overlay maps		
OM1	Agricultural	31 January 2020
OM2	Bushfire hazard	31 January 2020
OM3	Flood hazard	31 January 2020
OM4	Heritage	31 January 2020
OM5	Nature environment	31 January 2020
OM6	Regional infrastructure	31 January 2020
OM7	Residential character	31 January 2020
Local government infrastructure plan maps		
LGIP1	Priority infrastructure area	31 January 2020
LGIP2	Plan for trunk water infrastructure	31 January 2020
LGIP3	Plan for trunk sewer infrastructure	31 January 2020
LGIP4	Plan for trunk stormwater infrastructure	31 January 2020
LGIP5	Plan for trunk transport infrastructure	31 January 2020
LGIP6	Plan for trunk parks and land for community facilities infrastructure	31 January 2020
Other plans maps		
AM1	Transport noise corridor and road hierarchy	31 January 2020

SC2.3 Zone maps

See above.

SC2.4 Overlay maps

See above.

SC2.5 Other plans maps

See above.

Schedule 3 Local government infrastructure plan mapping and supporting material

SC3.1 Planning assumption tables

Table SC3.1.1 — Existing and projected population

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Charters Towers	Detached	3,352	3,394	3,433	3,480	3,617
	Attached	176	179	181	183	190
	Total	3,528	3,573	3,614	3,663	3,807
Greenvale	Detached	168	170	172	174	188
	Attached	7	7	7	7	8
	Total	175	177	179	182	196
Pentland	Detached	133	134	136	138	286
	Attached	81	82	83	84	174
	Total	214	217	219	222	460
Ravenswood	Detached	136	138	139	141	455
	Attached	0	0	0	0	0
	Total	136	138	139	141	455
Inside priority infrastructure area (total)	Detached	3,788	3,837	3,881	3,933	4,547
	Attached	265	268	271	275	372
	Total	4,053	4,105	4,152	4,208	4,918

Table SC3.1.2 — Existing and projected employees

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
Charters Towers	Retail	555	562	568	576	599
	Commercial	359	364	368	373	388
	Industry	89	90	91	92	96
	Community purpose	1,178	1,193	1,206	1,223	1271
	Other	3	3	3	3	3
	Total	2,183	2,211	2,237	2,267	2,356
Greenvale	Retail	24	25	25	25	27
	Commercial	16	16	16	16	17
	Industry	0	0	0	0	0
	Community purpose	12	12	13	13	14
	Other	0	0	0	0	0
	Total	52	53	54	54	58
Pentland	Retail	9	9	9	9	19
	Commercial	7	7	7	7	15
	Industry	0	0	0	0	0
	Community purpose	18	18	19	19	39
	Other	0	0	0	0	0
	Total	34	35	35	36	75
Ravenswood	Retail	28	28	28	29	94
	Commercial	15	15	15	15	48
	Industry	0	0	0	0	0
	Community purpose	13	13	14	14	45
	Other	0	0	0	0	0
	Total	56	56	57	58	187
Inside priority infrastructure area (total)	Retail	616	624	631	639	747
	Commercial	397	402	407	412	482
	Industry	89	90	91	92	108
	Community purpose	1,221	1,237	1,251	1,268	1482
	Other	3	3	3	3	4
		Total	2,326	2,356	2,382	2,411

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Total	2,326	2,355	2,382	2,415	2,823

Table SC 3.1.3 — Planned density and demand generation rate for a trunk infrastructure network

Column 1 Area classification	Column 2 LGIP development type	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network				
		Non-residential plot ratio	Residential density (dwellings/ dev ha)	Water supply network (EP/dev ha)	Sewerage network (EP/dev ha)	Trans-port network (vpd/dev ha)	Parks and land for community facilities network (ha/1000 persons)	Stormwater network (imp ha/dev ha)
Residential development								
General residential zone	Attached dwelling, detached dwelling		16.5	2.5	2.5	8.5	2.4	0.5
Rural residential zone	Attached dwelling, detached dwelling (urban water service)		1.7	2.5	N/A	8.5	2.4	0.2
	Attached dwelling, detached dwelling (less than urban water service)		0.7	N/A	N/A	8.5	2.4	0.1
Non-residential development and mixed development¹⁶								
Centre zone	Commercial, retail	0.5		1	1	7	0.3	0.9
Community facilities zone	Community purpose	NA		1	1	7	2.4	0.9
Emerging community zone	Detached dwelling		12	2.5	2.5	8.5	2.4	0.5
Industry zone	Other	0.4		48	48	140	2.4	0.9
Industry investigation zone	Industry	0.6		72	72	210	2.4	0.9
Minor tourism zone		Commercial, other	0.4		48	48	140	2.4

¹⁶ Table SC3.1.3 “mixed development” is development that includes residential development and non-residential development.

Column 1 Area classification	Column 2 LGIP development type	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network				
		Non-residential plot ratio	Residential density (dwellings/ dev ha)	Water supply network (EP/dev ha)	Sewerage network (EP/dev ha)	Trans- port network (vpd/dev ha)	Parks and land for community facilities network (ha/1000 persons)	Stormwater network (imp ha/dev ha)
Recreation and open space zone	Community purpose, other	0.4		40	40	280	2.4	0.9
Rural zone	Detached dwelling, other		0.004	1	1	13	NA	N/A
Special purpose zone	Other	0.4		48	48	140	2.4	0.9
Township zone	Attached dwelling, detached dwelling	0.4	10.1	2.5	2.5	8.5	2.4	0.5

Table SC3.1.4 — Existing and projected residential dwellings

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
Charters Towers	Detached	1,501	1,544	1,583	1,629	1,693
	Attached	89	91	93	96	100
	Total	1,590	1,748	1,676	1,725	1,793
Greenvale	Detached	106	106	106	106	115
	Attached	4	4	4	4	4
	Total	110	110	110	110	119
Pentland	Detached	76	78	80	82	170
	Attached	47	48	49	50	104
	Total	123	126	129	132	273
Ravenswood	Detached	107	107	107	107	345
	Attached	0	0	0	0	0
	Total	107	107	107	107	345
Inside priority infrastructure area (total)	Detached	1,790	1,834	1,875	1,924	2,323
	Attached	140	144	147	150	208
	Total	1,930	1,978	2,022	2,074	2,531

Table SC3.1.5 — Existing and projected non-residential floor space

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m ² GFA)				
		2016	2021	2026	2031	Ultimate development
Charters Towers	Retail	19,416	19,663	19,889	20,157	20,952
	Commercial	8,982	9,097	9,201	9,325	9,693
	Industry	8,861	8,974	9,077	9,199	9,562
	Community purpose	58,889	59,639	60,322	61,138	63,548
	Other	297	301	304	308	320
	Total		96,445	97,674	98,793	100,127

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m ² GFA)				
		2016	2021	2026	2031	Ultimate development
Greenvale	Retail	856	867	877	889	957
	Commercial	395	400	405	410	441
	Industry	0	0	0	0	0
	Community purpose	612	619	626	635	684
	Other	0	0	0	0	0
	Total	1863	1886	1908	1934	2,082
Pentland	Retail	1,863	1,886	1,908	1,934	4,007
	Commercial	318	322	326	330	684
	Industry	0	0	0	0	0
	Community purpose	900	900	950	950	1950
	Other	0	0	0	0	0
	Total	3,081	3,108	3,184	3,214	6,641
Ravenswood	Retail	980	980	980	1015	2,625
	Commercial	1,403	1,421	1,437	1,457	4,703
	Industry	0	0	0	0	0
	Community purpose	369	374	378	383	1,236
	Other	0	0	0	0	0
	Total	2,752	2,775	2,795	2,855	8,546
Inside priority infrastructure area (total)	Retail	23,115	23,396	23,654	23,995	26,860
	Commercial	11,098	11,240	11,369	11,522	13,467
	Industry	8,861	8,974	9,077	9,199	12,134
	Community purpose	60,770	61,532	62,276	63,106	72,650
	Other	297	301	304	308	360
	Total	104,141	105,443	106,680	108,130	125,470

Table SC 3.1.6 — Existing and projected demand for the water supply network

Column 1 Service catchment ¹⁷	Column 2 Existing and projected demand (EP)				
	2016	2021	2026	2031	Ultimate development
Charters Towers	4,413	4,470	4,521	4,582	4,763
Greenvale	219	221	224	228	245
Pentland	268	271	274	278	575
Ravenswood	170	173	174	176	569

Table SC 3.1.7 — Existing and projected demand for the sewerage network

Column 1 Service catchment ¹⁸	Column 2 Existing and projected demand (EP)				
	2016	2021	2026	2031	Ultimate development
Charters Towers	4,766	4,827	4,883	4,949	5,144
Greenvale	236	239	242	246	265

Table SC3.1.8 — Existing and projected demand for the stormwater network

¹⁷ The service catchments for the water supply network are identified on Local Government Infrastructure Plan Map LGIP2.1a-2.4—Plan for trunk water supply infrastructure in Schedule 3 (local government infrastructure mapping and tables).

¹⁸ The service catchments for the sewerage network are identified on Local Government Infrastructure Plan Map LGIP3.1a-3.2—Plan for sewerage supply infrastructure in Schedule 3 (local government infrastructure mapping and tables).

Column 1 Service catchment ¹⁹	Column 2 Existing and projected demand (imp ha)				
	2016	2021	2026	2031	Ultimate development
Charters Towers	198	211	214	216	225
Ravenswood	25	35	45	55	179
Greenvale	16	17	17	18	19
Pentland	24	25	26	27	56

Table SC3.1.9 — Existing and projected demand for the transport network

Column 1 Service catchment ²⁰	Column 2 Existing and projected demand (vpd)				
	2016	2021	2026	2031	Ultimate development
All of local government area	44,090	44,676	45,220	45,858	49,742

Table SC3.1.10 — Existing and projected demand for the parks and land for community facilities network

Column 1 Service catchment ²¹	Column 2 Existing and projected demand (persons)				
	2016	2021	2026	2031	Ultimate development
All of local government area	12,551	12,711	12,857	13,031	13,741

¹⁹ The service catchments for the stormwater network are identified on Local Government Infrastructure Plan Map LGIP4.1-4.4—Plan for trunk stormwater infrastructure in Schedule 3 (local government infrastructure mapping and tables).

²⁰ The service catchments for the transport network are identified on Local Government Infrastructure Plan Map LGIP5.1—Plan for trunk transport infrastructure in Schedule 3 (local government infrastructure mapping and tables).

²¹ The service catchments for the parks and land for community facilities network are identified on Local Government Infrastructure Plan Map LGIP6.1-6.4—Plan for trunk parks and land for community facilities infrastructure in Schedule 3 (local government infrastructure mapping and tables).

SC3.2 Schedules of works

Table SC3.2.1 — Water supply network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ²²
WSN-01	Mill Street Watermain (replace/augmentation)	2016-2018	\$88,365
WSN-02	Gill Street Watermain (replace/augmentation)	2016-2018	\$102,048
WSN-03	Davies Street main (replacement/augmentation)	2016-2018	\$136,593
WSN-04	Gill Street Watermain (replace/augmentation)	2016-2018	\$50,288
WSN-05	Water treatment plan upgrade	2016-2021	\$17,279,000
TOTAL			\$17,656,294

Table SC3.2.2 — Sewerage network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ²³
	No new items identified		

Table SC3.2.3 — Stormwater network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ²⁴
	No new items identified		

Table SC3.2.4 — Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ²⁵
TN-01	Road pavement upgrade of Burdekin Street, Gauvin Street, Plummer Street, Chappel Lane, Mill Street, Day Dawn Road and Valley Street.	2016-2018	\$1,297,911
TN-02	Road pavement upgrade of Titley Street, Davies Street, Mahony Street, Hicks Street, Deighton Street, Enterprise Road, New Queen Road, Gill Street, Bow Street, Mary Street, Church Street, and Hodgkinson Street.	2016-2018	\$108,229
TN-03	Road pavement upgrade of Gill Street, Racecourse Road, Boundary Street, Towers Street, Alabama Road, Mill Street and Faull Street.	2016-2018	\$2,697,911

²² Water supply network schedule of works Column 4 The establishment cost is expressed in current cost terms as at the base date

²³ Sewerage network schedule of works Column 4 The establishment cost is expressed in current cost terms as at the base date

²⁴ Stormwater network schedule of work Column 4 The establishment cost is expressed in current cost terms as at the base date.

²⁵ Transport network schedule of works Column 4 The establishment cost is expressed in current cost terms as at the base date

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ²⁵
TOTAL			\$4,104,051

Table SC3.2.5 — Parks and land for community facilities schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ²⁶
PCF-01	Regional Park – Brownson Park – Installation of Play Equipment	2016-2019	\$7,000
PCF-02	Regional Park – Centenary Park – Installation of Cloud Based Irrigation Systems	2016-2019	\$5,626
PCF-03	District Park – Apex Park – Installation of Cloud Based Irrigation Systems	2016-2019	\$3,569
PCF-04	Regional Park – Defiance Mill Park – Installation of Cloud Based Irrigation Systems	2016-2019	\$3,569
PCF-05	District Park – Laneyrie Park – Installation of Cloud Based Irrigation Systems	2016-2019	\$3,569
PCF-06	District Park – Elizabeth Park – Installation of Cloud Based Irrigation Systems	2016-2019	\$3,569
PCF-07	Regional Park – Brownson Park – Installation of Cloud Based Irrigation Systems	2016-2019	\$3,569
PCF-08	Regional Park – Lisner Park – Installation of new Shade Structure	2016-2019	\$3,569
PCF-09	Regional Park – Lisner Park – Installation of Cloud Based Irrigation Systems	2016-2019	\$5,534
PCF-10	District Park – Edmeades Park – Installation of Cloud Based Irrigation Systems	2016-2019	\$4,000
TOTAL			\$43,574

SC3.2 Local government infrastructure plan maps

Local Government Infrastructure Plan Maps LGIP1.1-1.4—Priority infrastructure area and projection areas maps

Local Government Infrastructure Plan Maps LGIP2.1a-2.4—Plans for trunk water supply infrastructure

Local Government Infrastructure Plan Maps LGIP3.1a-.3.2—Plans for trunk sewerage infrastructure

Local Government Infrastructure Plan Maps LGIP4.1-4.4—Plan for trunk stormwater infrastructure

Local Government Infrastructure Plan Maps LGIP5.1—Plan for trunk transport infrastructure

Local Government Infrastructure Plan Maps LGIP6.1-6.4—Plan for trunk parks and land for community facilities infrastructure

The above maps can be found in Table SC2.1.1 – Map index.

²⁶ Parks and land for community facilities schedule of works Column 4 The establishment cost is expressed in current cost terms as at the base date

Schedule 4 Town plan policies

SC4.1 Town plan policy index

The table below lists all the Town plan policies applicable to the Town plan area.

Table SC4.1.1 — Town plan policy index

Development works Town plan policy
Heritage Town plan policy
Natural hazards Town plan policy

SC4.2 Development works Town plan policy

SC4.2.1 Purpose

The purpose of this Town plan policy is to provide guidance to applicants on the required relevant engineering and development works standard drawings, documents, specifications and references that are to be utilised for development.

This policy assists in achieving the objectives of the Development works code.

This Town plan policy applies to assessable development which requires assessment against the Development works code as indicated in acceptable solutions of this code.

Terms used in the Town plan policy are defined in Schedule 1—Definitions.

Documents included in this policy include:

1. Standard drawings and specification for water and wastewater infrastructure and services from the CTM Water Alliance Design and Construction Code.
2. For meeting stormwater management quality objectives, Table A: construction phase- stormwater management design objectives, appendix 2 – Stormwater management design objectives of the State planning policy – July 2017 (as amended).
3. Standard drawings and specifications for stormwater management (quantity), earthworks, road design, and park design from the Institute of Public Works Engineers Australia (<https://www.ipwea.org/home>).
4. Best Practice Erosion and Sediment Control (as amended 2018) International Erosion Control Association of Australasia (IECA), Picton NSW.
5. The suite of AS2890 Australian Standards relating to parking design and operation.
6. Waste management in accordance with *Local Law No. 8 (Waste Management) 2018*.

SC4.3 Heritage Town plan policy

SC4.3.1 Purpose

The purpose of this Town plan policy is to provide guidance to applicants on the required heritage assessment and information requirements in achieving the objectives of the Heritage overlay code.

This Town plan policy applies to assessable development which requires assessment against the Heritage overlay code.

Terms used in the Town plan policy are defined in Schedule 1—Definitions.

SC4.3.2 Guidelines for preparing a Heritage impact assessment

- (1) An appropriately qualified heritage consultant is to prepare the Heritage impact assessment.
- (2) The Heritage impact assessment is to address:
 - (a) a description of the current features and conditions of the site;
 - (b) an assessment of the heritage values and features of the site using the relevant citations in Schedule 5 of this Town plan and other relevant historical sources of information; and

- (c) where and how the proposed development will impact the heritage features and values of the site;
 - (d) what mitigation measures are proposed to ensure heritage values and features of the site are maintained. This may require a Heritage management plan for development and works within a heritage place or Archaeological management plan for development and works within a heritage place where known or potential archaeological deposits exist.
- (3) The Heritage impact assessment is to be based on the objectives and processes of the ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance (Burra Charter 2013) or subsequent versions.

SC4.3.3 Guidelines where Operational works where an Advertising device

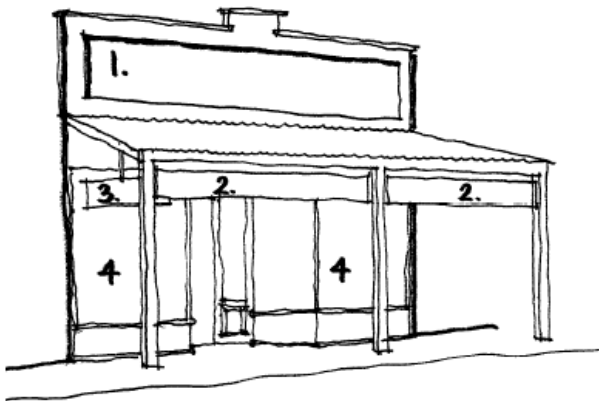
- (1) This section of the Policy provides specific guidelines for development where involving an Advertising device in responding to Acceptable outcome AO1 of the Heritage overlay code.
- (2) SC4.3.3 applies to the erection of any advertising device on land in the Centre zone where also included in the Heritage overlay mapping OM5.
- (3) SC4.3.3 is to be also read in conjunction with Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2011

SC4.3.3.1 Objectives

To ensure the historic character of the City is protected through complimentary assessment provisions to control the visual appearance of advertising devices in the City’s commercial centre. The overriding principle is that advertising devices and signage should not dominate the building or streetscape in size, colour or form. Buildings should be recognisable as a building with a colour scheme and signage attached rather than the building being represented as a sign.

SC4.3.3.2 Requirements for existing historic character buildings and new buildings

Advertising devices shall be limited to four parts of any building. All of the advertising devices on a building shall be designed as an integrated package with consistent colours, fonts and appearance. The four parts of the building are identified in the drawing below and described in sections SC4.3.3.2.1 – SC4.3.3.2.4.



SC4.3.3.2.1 Parapet advertising devices

Location: To be located on a portion of the parapet which respects the existing architecture of the parapet. Architectural details of the building are not to be concealed by advertisements. Advertising devices may be painted on or fixed to the parapet. Advertising devices should not be hung at right angles to the parapet.

Size: To cover a maximum of one quarter of the total parapet area above the awning.

Materials: Painted or non-illuminated signs are acceptable. Some neon may be acceptable provided it satisfies the other criteria.

Colour: The colour scheme for the advertisement should compliment the existing colour scheme of the building. Corporate logos or colours for the advertising device may be used provided they do not dominate the building or streetscape.

SC4.3.3.2.2 Awning fascia advertising devices

Location: Advertising devices on awning fascias should be located along the front edge of the awning between the posts. Advertising devices should be fitted between the existing posts and should not conceal the posts from the view of the street. No advertisement should be hung below the fascia or above the line of the gutter, awning or roof in any way.

Size: The size of the advertising device should be dictated by the size of the existing fascia.

Materials: Painted or non-illuminated signs are acceptable.

Colour: The colour scheme for the advertising device should complement the existing colour scheme of the building. Corporate logos or colours for the advertising device may be used provided they do not dominate the building or streetscape.

SC4.3.3.2.3 Advertising devices hung below the awning

Location: Advertising devices below awnings should be hung from the awning structure in a 'shingle' style perpendicular to the existing building.

Size: The size of the advertising device should fit within the area below the awning to a minimum height not lower than the bottom of the awning and of a height not to be a danger to pedestrians.

Materials: Painted or illuminated signs are acceptable.

Colour: The colour scheme for the advertising device should complement the existing colour scheme of the building. Corporate logos or colours for the advertising device may be used provided they do not dominate the building or streetscape.

SC4.3.3.2.4 Advertising devices on the glass Shopfront

Location: Advertising devices may be applied to the glass panels of Shopfronts provided they do not block the view from the street into the Shops.

Size: Signs are to cover no more than 50% of the glass area.

Materials: Stickers or hand-painted signs may be used. Neon signs may be hung behind the glass.

Colour: The colour scheme for the advertising device should complement the existing colour scheme of the building. Corporate logos or colours for the advertising device may be used provided they do not dominate the building or streetscape.

Additional advertising devices may be allowed on the masonry section of facades adjacent to glass Shopfronts or on other parts of the building provided the overall advertisement scheme does not dominate the building or streetscape and respects the architectural features of the building.

SC4.3.3.3 Other advertising devices

Developments which are setback from the street may be allowed to provide one freestanding post supported advertising device on the property. This advertising device will be assessed on its capacity not to dominate the streetscape subject to Council approval.

Location: Advertising devices may be located between buildings and the front alignment.

Size: The maximum size is a total height of 4m with the sign element being a maximum height of 1.5m and a maximum width of 1m.

Materials: These advertising devices may be illuminated, neon or a painted type.

Colour: The colour scheme for the advertising device should complement the existing colour scheme of the building. Corporate logos or colours for the advertising device may be used provided they do not dominate the building or streetscape.

SC4.3.3.4 Examples of acceptable advertising devices and signage

Examples of acceptable advertising devices and signage have been provided here to assist in preparing a design for historic character buildings. All of these examples would comply with SC4.3.3 of this Town plan policy.

This signage is a part of the colour scheme for the building. The architectural features of the façade are highlighted in a dark green and the wording for the signage fits well into the space on the parapet. The fascia sign co-ordinates with the overall signage and building colours and does not dominate the building or the streetscape.



This signage is simple and allow the architectural features of the building to dominate. It shows that signage does not have to cover every part of a façade to be effective. The pedimented section in the centre has been used for a graphic of Henry Lawson. The advertising reflects contemporary design with the inclusion of font styles which may have been used last century.



The signage for this building is limited to the awning fascia zone of the building. The colour scheme for the signage is the same as the colour scheme. The lettering is simple and effective and does not dominate the building. The lettering style is a traditional font in a sans serif.



This is a commercial business which uses signage to convey the name of the business and the activities carried out by the business. The signage is in the same colours as the building. The signage is placed on the parapet and the fascia awning. While the lettering is quite large the use of a dark letter on a light background reduces its dominance. The awning posts have been retained and highlighted and are not covered over by the signage.



The architectural features of the building are incorporated into the design of the signage system.



SC4.4 Natural hazards Town plan policy

The Town plan policies are made under Chapter 2, Part 3 of the Act. Terms used in the Town plan policy are defined in Schedule 1—Definitions.

The table below lists all the Town plan policies applicable to the Town plan area.

Table SC4.4.1 — Town plan policy index

Bushfire hazard Town plan policy
Flood hazard Town plan policy
Landslide hazard Town plan policy

SC4.4.1 Bushfire hazard Town plan policy

SC4.4.1.1 Purpose

The purpose of the Town plan policy is to:

- (1) provide guidance in achieving the outcomes of the Bushfire hazard overlay code; and
- (2) provide information and guidance relating to the preparation of a bushfire hazard assessment and bushfire management plan.

SC4.4.1.2 Application

This Town plan policy applies to development which requires assessment against the Bushfire hazard overlay code.

SC4.4.1.3 Town plan policy details

Bushfire hazard areas (BHAs) are those areas that have been identified as being subject to potential bushfire hazard. A detailed site-specific assessment is required to verify the potential level of bushfire hazard on a subject site.

BHAs to which the Bushfire hazard overlay code and this Town plan policy apply, are identified on the Bushfire overlay map OM4.

SC4.4.1.4 Preparing a bushfire hazard assessment

- (1) A bushfire hazard assessment is to be undertaken:
 - (a) in accordance with the Australian Standard AS3959 - 2009: Construction of buildings in bushfire prone areas **and the** State planning policy and any supporting guidelines; and
 - (b) by an appropriately qualified and experienced person.
- (2) A bushfire hazard assessment is to:
 - (a) identify the name and qualifications or experience of the person(s) preparing the assessment;
 - (b) describe the development in relation to the location and extend of the bushfire hazard in relation to any storage of dangerous or hazardous goods on site;
 - (c) details of existing vegetation, including slope and aspect characteristics of the site;
 - (d) details of climatic conditions that influence bushfire patterns and intensity; and
 - (e) details of existing bushfire records and local knowledge.

SC4.4.1.5 Preparing a Bushfire Management plan

A Bushfire management plan must include the following:

- (1) identification of proposed mitigation measures to reduce the risk of bushfire hazard;
- (2) identification of the key factors such as vegetation type, slope and aspect that may limit mitigation options, location of evacuation routes and/or safety zones;
- (3) an assessment of the specific risk factors associated with the proposed development, including the nature of activities associated with the use, numbers and types of persons likely to be present, particular warning and/or evacuation requirements; and
- (4) a plan for mitigating the bushfire risk, including:

- (a) proposed development site layout, indicating access and boundaries;
- (b) building locations or building envelopes;
- (c) firebreaks and buffers;
- (d) landscaping treatments;
- (e) warning and evacuation procedures and routes;
- (f) firefighting requirements including infrastructure;
- (g) any other specific measures such as external sprinkler systems and alarms;
- (h) purchaser/resident education and awareness programs;
- (i) ongoing maintenance and response awareness programs; and
- (j) a description of the control measures.

SC4.4.2 Flood Town plan policy

SC4.4.2.1 Purpose

The purpose of the Town plan policy is to:

- (1) provide guidance in achieving the outcomes of the Flood hazard overlay code; and
- (2) provide information and guidance relating to the preparation of a flood hazard assessment report.

SC4.4.2.2 Application

This Town plan policy applies to development which requires assessment against the Flood hazard overlay code.

SC4.4.2.3 Town plan policy details

The flood hazard areas to which the Flood hazard overlay code and this Town plan policy apply, are identified on the Flood hazard overlay map OM8.

Flood risk must have regard to flow depth and velocity, rate of flood level rise and the duration of the inundation.

SC4.4.2.4 Preparing a flood hazard assessment

- (1) A flood hazard assessment is to be undertaken:
 - (a) in accordance with the AS/NZS ISO 31000: 2009 Risk management—Principles and guidelines and the State planning policy and supporting guidelines; and
 - (b) by a Registered Professional Engineer Queensland or equivalent with experience in flood management.
- (2) A flood risk assessment is to:
 - (a) identify an assessment of the specific risk factors associated with the proposed development, including the numbers and types of persons likely to be present;
 - (b) analysis of flood velocity, depth and hydraulic hazard which may affect the proposed development during a flood event;
 - (c) details of the location and extent of the flood hazard in relation to any storage of dangerous or hazardous goods on site;
 - (d) identify the location of buildings, waterway corridors and relevant flood hydraulic hazard areas on site;
 - (e) identify the location and details of underground stormwater infrastructure, open drainage channels or overland flow paths;
 - (f) provide a catchment plan detailing internal and external drainage catchments;
 - (g) detail the flood modelling used as a basis for the flood study to compare existing and proposed flood inundation extents as a result of development;

- (h) identify earthwork plans for any flow path modifications proposed by the development; and
- (i) location of waterway corridors and relevant flood hydraulic hazard areas.

SC4.4.2.5 Preparing a flood emergency management plan

- (1) A Flood emergency management plan is a strategy to mitigate the residual risk from flooding and may be required to be included as part of a detailed flood hazard assessment depending of the level of flood risk or hazard.
- (2) The Flood emergency management plan is to:
 - (a) describe the nature, size, characteristics and built form of the development, including identification of the asset or use life;
 - (b) provide a plan of the proposed development indicating evacuation routes and assembly areas (where relevant);
 - (c) identify triggers where the evacuation plans and other emergency flood management measures are to be implemented;
 - (d) detail relevant emergency signage to be incorporated in the building design;
 - (e) detail any procedures required to manage evacuation;
 - (f) identify contact numbers of relevant local emergency services; and
 - (g) provide a quantitative assessment of risk and risk-reduction factors of the relevant flood hazard.

SC4.4.3 Landslide hazard Town plan policy

SC4.4.3.1 Purpose

The purpose of the Town plan policy is to:

- (a) provide guidance in achieving the outcomes of the Rural zone code; and
- (b) provide information and guidance relating to the preparation of a site-based assessment and Landslide risk management plan.

SC4.4.3.2 Application

This Town plan policy applies to development which requires assessment against the Rural zone code.

SC4.4.3.3 Town plan policy details

A site based assessment and Landslide risk management plan aims to assess and appropriately mitigate any vulnerability to landslip, erosion and land degradation associated with a development to appropriately protect people and property from this hazard.

The landslide hazard areas to which the Rural zone code and this Town plan policy apply, are identified as land with a slope greater than 15%.

SC4.4.3.4 Preparing a site based assessment and landslide risk management plan

- (1) A geotechnical assessment is to be undertaken:
 - (a) in accordance with the Landslide Risk Management Guidelines in Australian Geomechanics, Volume 42, No. 1 March 2007 **and the** State planning policy and any supporting guidelines; and
 - (b) by a Registered Professional Engineer Queensland or equivalent who practices in the field of geotechnical engineering or has experience in landslide mitigation.
- (2) The site based assessment and Landslide risk management plan is to:
 - (a) detail the proposed development and site conditions, including surface and sub-surface materials, slope and natural features;
 - (b) detail the history of slope instability, including the occurrence of previous landslides on the site or adjoining land;

- (c) details of groundwater and surface drainage patterns on site and off site;
- (d) provide a geotechnical assessment of the development on land stability;
- (e) identify impact of landslides on or near the site affecting the proposed development and the calculated risk to life and property; and
- (f) outline mitigation strategies or measures required to avoid or minimise risks of instability on the site and adjoining the site.

Schedule 5 Cultural heritage statement of significance

Local heritage places across the Charters Towers Region are protected through the provisions of the Town plan via the strategic framework and the heritage overlay code. In interpreting each place, a statement of local cultural heritage significance has been prepared using five criterion listed within the Department of Environment and Science's Guideline: Identifying and assessing places of local cultural heritage significance in Queensland. The five criterion are listed below:

Table SC5.1.1 — Criterion of local heritage places

Criterion	Description
1 Historical	The place makes a significant contribution to our understanding of local history.
2 Scientific	The place has potential to yield information that may make a significant contribution to our understanding of local history.
3 Typological	The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
4 Aesthetic	The place has aesthetic qualities that contribute to its cultural heritage significance.
5 Spiritual	The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons.

Table SC5.1.2 — Statements of significance for local heritage places

Editor's note—The references listed in the Criterion column in the table below refers to the criterion of local heritage places in Table SC5.1.1.

Name of Place	Robert Russell Residence
Street Address	13 Anne Street, Charters Towers
Lot/Plan	L51/CT18232 and L52/CT18232
Type of Place	Dwelling House
Construction Date	1889
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	The Evening Telegraph, 23/08/1910. p. 2 Danaher, Ellen. A Man of 'The World': Robert Russell in Charters Towers 1873-1910. Townsville: Ellen Danaher, 2016

Description of Place

Built in 1889 for prominent local businessman and horse racing identity Robert Russell who lived here until his death in 1913.

Heritage Significance of Place

Criterion 1 Historical – The place makes a significant contribution to our understanding of local history.

Statement This large, single-storey timber framed residence which was built in Anne Street in 1889 has a special association with Robert Russell (1873-1910) who was a prominent business man, officer in charge of the Charters Towers Mounted Infantry and foundation president of the North Queensland Racing Association at Charters Towers.

Location Map of Place



Photos of Place



Name of Place	Lutheran Church Manse (Church of Christ Manse)
Street Address	23 Anne Street, Charters Towers
Lot/Plan	L57/CT18232
Type of Place	Dwelling House
Construction Date	1889 (Architect: Constanin Mathea)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built as the manse for the adjacent former St Johannes Lutheran Church in 1889. Designed by local architect Constanin Mathea. The only church community in Australia to join the Prussian State Church and hence administered directly from Berlin from 1897 onwards. Centre for German cultural and social life up until 1915, until sold along with church to the Church of Christ in 1915.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	The Lutheran Church Manse is a high set timber framed Dwelling House that is asymmetrical in layout. It is significant for its association with the Lutheran Church (former) beside, and its links to the German speaking population of the goldfield up until 1915.

Location Map of Place



Photos of Place



Name of Place	Dwelling House
Street Address	28 Anne Street, Charters Towers
Lot/Plan	L36/CT18232
Type of Place	Dwelling House
Construction Date	1891
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Originally an out-building built at the rear of Retreat built around 1891. See Retreat.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This low set brick Dwelling House facing Anne Street is significant as it exemplifies the design, form and construction techniques used to construct two room cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Kirkbride Residence
Street Address	33 Anne Street, Charters Towers
Lot/Plan	L3/MPH20422
Type of Place	Dwelling House
Construction Date	1888
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Residence built for prominent mining identity and civic leader Richard Kirkbride (1851-1920) around 1888.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	The Kirkbride residence is a low set timber framed Dwelling House, asymmetrical in layout facing Anne Street. It exemplifies the design, form and construction techniques used to construct asymmetrical cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Phoenix Hotel
Street Address	41 Anne Street, Charters Towers
Lot/Plan	L1/MPH20861
Type of Place	Hotel
Construction Date	1888
Integrity	Substantially intact
Condition	Poor condition
Inspection Date	28 June 2020
References	Charters Towers Register of Licenses; The Northern Miner, 04/04/1889 - 3; 03/10/1890; 10/07/1946 - 6; 1/12/1992;

Description of Place

Built in 1888 for hotelier Joseph Ayre with a licence finally granted in 1889 only after a local option was ruled out of law. Serviced a growing urban expansion especially with mining along the brilliant line of reef. Hotel later conducted by Annie Coyle from 1910 to 1935. Mary Ellen Jones was the last licensee. Interior refurbished in July 1989 to become an alcohol rehabilitation centre conducted by the Ericsson Philanthropic Association as the Phoenix Centre.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	The Phoenix Hotel is a timber framed two storey building that was built in Anne Street in 1888. It is significant as it exemplifies the design, form and construction techniques used to build hotels during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Dwelling House
Street Address	26 Armstrong Street, Charters Towers
Lot/Plan	L1/MPH30356
Type of Place	Dwelling House
Construction Date	1890
Integrity	Substantially intact
Condition	Poor condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built around 1890.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This low set timber framed Dwelling House facing Armstrong Road is significant as it exemplifies the design, form and construction techniques used to construct two room cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Dwelling House
Street Address	28 Bellevue Street, Charters Towers
Lot/Plan	L1/MPH20409
Type of Place	Dwelling House
Construction Date	1890
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built around 1890.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This medium set timber framed Dwelling House facing Bellevue Street is significant as it exemplifies the design, form and construction techniques used to construct four roomed cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Thomas Kelly Residence
Street Address	55 Boundary Street, Charters Towers
Lot/Plan	L5/RP700245
Type of Place	Dwelling House
Construction Date	1881
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	25 June 2020
References	The Northern Mining Register, 11/04/1891 p. 4

Description of Place

Built around 1881 for prominent businessman Thomas John Kelly (1834-1891) Owned a sawmill and had mining interests. Member of the Dalrymple Divisional Board and committee man on the Towers Jockey Club. Close friend of Queensland politician John Macrossan. Subsequently owned by furniture shop owner C E Roberts in the 1930s. Then known as Wynella. Later the Joncour family up until the 1980s.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	This high set timber framed four roomed residence facing Boundary Street is significant as it exemplifies the design, form and construction techniques used to construct four room residences for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Evening Telegraph Building (Macdonald's Printer)
Street Address	26 Bow Street, Charters Towers
Lot/Plan	L2/RP708318 and L3/RP708318
Type of Place	Newspaper Office
Construction Date	1901
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	Manion, James, Paper Power in North Queensland: A History of journalism in Townsville and Charters Towers, Townsville: NQN, 1982.

Description of Place

Evening Telegraph newspaper commenced in Charters Towers on 4 March 1901 with Harry E P Macdonald as printer and publisher. Ceased publishing in 1921.

Alterations and additions to building supervised by architect Walter Hunt in 1904. Conducted as printers and stationery shop by Donald John (Jack) Macdonald from 1934 onwards. Succeeded by son Stewart. Business closed in 2019.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	The Evening Telegraph building is timber framed corrugated iron framed single storey building facing Bow Street. It is significant as it exemplifies the design, form and construction techniques used to build newspaper offices and job printers during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	McCallum and Ineson Mining Exchange (Mining Arcade)
Street Address	28 Bow Street, Charters Towers
Lot/Plan	L2/RP715159
Type of Place	Offices
Construction Date	1892 (Architect: W G Smith and Son)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built in 1892 to a design by W G Smith and Sons when John McCallum and Sydney Hattersley Ineson were in partnership. Carried out mine secretarialship and share-brokering. Continuous use for accountancy work up until the present day.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	McCallum and Ineson Mining Exchange is a single storey brick building facing Bow Street. It was built as Offices for McCallum and Ineson in 1892. McCallum and Ineson Mining Exchange is significant as it exemplifies the design, form and construction techniques used to build offices used to manage the financial work of mining companies during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Dwelling House
Street Address	3-5 Bow Street, Charters Towers
Lot/Plan	L2/RP702013
Type of Place	Dwelling House
Construction Date	1890
Integrity	Substantially intact
Condition	Poor condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built around 1890.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This low set timber framed Dwelling House facing Bow Street is significant as it exemplifies the design, form and construction techniques used to construct four roomed cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Richmond Hill State Educational Establishment Residence (former Richmond Hill State Educational Establishment residence)
Street Address	2 Burdekin Street, Charters Towers
Lot/Plan	L190/DV546
Type of Place	Dwelling House
Construction Date	1895
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	Michael Brumby and Robyn Barrie, A Century of Playing the Game, Charters Towers: Richmond Hill State Educational Establishment Parents and Citizens Association, 1995.

Description of Place

Built as the Richmond Hill State Educational Establishment head teacher's residence in 1895, the year the Educational Establishment opened. Continued in use until the 1970s. Set aside as teacher accommodation in 1980. Charters Towers City Council took possession. Subsequently used to accommodate Council staff.

Heritage Significance of Place	
Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Richmond Hill State Educational Establishment Residence is a single-storey four roomed timber framed Dwelling House that was built in 1895. It is significant as it demonstrates the design, form and function of residences provided for headmasters of state Educational Establishments in Queensland.



Name of Place	Dr George Ellis Surgery
Street Address	2 Church Street, Charters Towers
Lot/Plan	L2/RP731189
Type of Place	Doctor's Surgery (now Shop)
Construction Date	1890
Integrity	Altered unsympathetically
Condition	Good condition
Inspection Date	27 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Medical consulting rooms conducted by Dr George Henry Ellis (1915-1981) Practised in Charters Towers from 1948 to 1974. Dr George Ellis medical practitioner in the city for 26 years. A truly respected citizen through his interest and involvement in community activities.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This low set timber framed Dwelling House facing Church Street is significant as it exemplifies the design, form and construction techniques used to construct two room cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Retreat
Street Address	4 Church Street, Charters Towers
Lot/Plan	L1/RP731189
Type of Place	Dwelling House
Construction Date	1891 (Architect: W G Smith)
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	25 June 2020
References	The Northern Miner, 10/09/1891, p. 1

Description of Place

Built in 1891 by Benjamin Toll for businessman and capitalist William Denis Casey (date unknown - 1918). Described as 'the polite, clever and gallant little W. D. Casey.'

Subsequently owned by the Salmon family who owned Natal Downs Station. Served as a temporary boarding and teaching facilities for Mount Carmel College during World War Two. Later owned by the Brownson family and Dr Ellis.

Heritage Significance of Place

Criterion 4	Aesthetic – The place has aesthetic qualities that contribute to its cultural heritage significance.
Statement	Retreat is a single-storey timber framed Dwelling House that was built in 1891 for prominent businessman William Denis Casey. The building has a high degree of intactness and displays beautiful attributes. Its aesthetic significance is generated by its fine proportions, balanced arrangement of elements and craftsmanship.

Location Map of Place



Photos of Place



Name of Place	Kennedy Regiment Drill Shed (Drill Hall)
Street Address	20-24 Church Street, Charters Towers
Lot/Plan	L1/RP731791
Type of Place	Hall
Construction Date	1886
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	Michael Brumby, 'The World' and the Great World War: Charters Towers 1914-1919, Charters Towers: Charters Towers Archives, 2017.

Description of Place

Built in 1886 by Ben Toll as the local headquarters for the first two companies of a volunteer rifle corps raised in 1885. Eventually known as the Kennedy Regiment and later the Second Infantry Regiment with its headquarters for North Queensland operating in Charters Towers between 1888 and 1918. The Second Infantry Regiment were the first troops mobilised from Charters Towers for active service at the commencement of the First World War when deployed to Thursday Island. Currently used by the Charters Towers Unit of the State Emergency Service.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	The Kennedy Regiment Drill Shed is a timber framed Hall with a curved roof that was built in Church Street in 1886 to house the headquarters of the Kennedy Infantry Regiment which formed in 1885. It has a special association with the Kennedy Regiment which played a direct part in the defence of Queensland and Australia.
Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	The Kennedy Regiment Drill Shed is important in demonstrating the principal characteristics of a pre-Federation Queensland drill Shed.

Location Map of Place



Photos of Place



Name of Place	Dwelling House
Street Address	46 Church Street, Charters Towers
Lot/Plan	L3/SP218322
Type of Place	Dwelling House
Construction Date	1887
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built for miner, William John Hooper in 1887. Hooper family lived here until 1940.

Heritage Significance of Place

Criterion 4 Aesthetic – The place has aesthetic qualities that contribute to its cultural heritage significance.

Statement The Dwelling House is a single-storey timber framed four roomed cottage that was built on an elevated position for William John Hooper in 1887. The building has a high degree of intactness and displays beautiful attributes. Its aesthetic significance is generated by its fine proportions, balanced arrangement of elements and craftsmanship.

Location Map of Place



Photos of Place



Name of Place	Tower Villa
Street Address	12 Churchill Street, Charters Towers
Lot/Plan	L2/RP732069
Type of Place	Dwelling House
Construction Date	1887
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	The Northern Miner, 23/02/1887, p. 4

Description of Place

Built by Wyatt and Gates in 1887 for one of the town's butchers, Joe Harvey.

Heritage Significance of Place

Criterion 4	Aesthetic – The place has aesthetic qualities that contribute to its cultural heritage significance.
Statement	Tower Villa is a single-storey timber framed Dwelling House that was built opposite today's Centenary Park in 1887 for Joseph Harvey. The building has a high degree of intactness and displays beautiful attributes. Its aesthetic significance is generated by its fine proportions, balanced arrangement of elements and craftsmanship.

Location Map of Place



Photos of Place



Name of Place	Dwelling House
Street Address	16 Churchill Street, Charters Towers
Lot/Plan	L3/SP253887
Type of Place	Dwelling House
Construction Date	1890
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built around 1890.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This low set timber framed Dwelling House facing Churchill Street is significant as it exemplifies the design, form and construction techniques used to construct four roomed cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Dwelling House
Street Address	13 Davies Street, Charters Towers
Lot/Plan	L2/MPH40276
Type of Place	Dwelling House
Construction Date	1890
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built around 1890.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This low set timber framed Dwelling House facing Davies Street is significant as it exemplifies the design, form and construction techniques used to construct four roomed for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Alexander House (House Day Dawn; Dwelling House (Day Dawn))
Street Address	22 Day Dawn Road, Charters Towers
Lot/Plan	L1/SP108211
Type of Place	Dwelling House
Construction Date	1885
Integrity	Substantially restored
Condition	Good condition
Inspection Date	25 June 2020
References	Townsville Daily Bulletin, 08/07/1939, p. 7

Description of Place

Residence built for long serving secretary to the Day Dawn Block and Wyndham mine Richard Williams (1857-1939) around 1886. Later owned by pastoralist Francis Hoare Symes from 1915 to 1932. Known at this time as Alexander House.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	Alexander House is a low set single-storey timber framed four roomed cottage on Day Dawn Road. It is significant as it exemplifies the design, form and construction techniques used to construct four room cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Husband's Motors (Mitchells)
Street Address	32-34 Deane Street, Charters Towers
Lot/Plan	L2/RP700241
Type of Place	Shop
Construction Date	1949
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	The Northern Miner, 27/12/1949, p. 4 Fred Bagnall, People in Charters Towers and Dalrymple Shire, Charters Towers, Printmate, 1988.

Description of Place

Norman Husband commenced a motor car workshop in J A Benjamin's former bulk warehouse in 1916 in the rear section. Partnership of Ross, Husband and Co took over from 1920 - 1927. Norman Husband's father Peter William Husband.

Husband took over the business as P W Husband and Co until the death of Peter in 1944. Succeeded by sons William and Clide Douglas Husband. Securing the Ford dealership around 1938 and the RACQ garage after the World War Two led to expansion. Premises trebled in size with addition of new workshop, showroom and drive through fuel service around 1949. Business purchased by Neill Mitchell in 1973.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Husband's Motors is a set of buildings on the corner of Deane and Jackson Street. It is significant for its historical association with the early development of motor transport in Charters Towers, and as a rare surviving motor garage, show room and service station from 1916 - 1950.

Location Map of Place



Photos of Place



Name of Place	Australian Natives Hall (ANA Hall; Buffalo Hall)
Street Address	36 Deane Street, Charters Towers
Lot/Plan	L44/SP197292, L2/RP700238, and L1/RP700239
Type of Place	Hall
Construction Date	1894
Integrity	Substantially intact
Condition	Good condition
Inspection Date	27 June 2020
References	Michael Brumby, <i>The Natives and the Buff: The Buffalo Hall at Charters Towers 1894-2008</i> , Charters Towers: Charters Towers Neighbourhood Centre, 2008.

Description of Place

Built for the No. 9 Branch of the Australian Natives Association in 1894. Branch closed around 1931. Utilised to fold parachutes during the Second World War. The Phoenix Lodge No. 24 of the Royal Antediluvian Order of Buffaloes (RAOB) took over building in 1951. Hall and adjoining land handed over to the Charters Towers Neighbourhood Centre in 2008 for community use.

Heritage Significance of Place

Criterion 5 **Spiritual – The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons..**

Statement The Australian Natives Hall is a large timber building on Deane Street built for the No. 9 Branch of the Australian Natives Association (ANA) in 1894. It has a strong association with the ANA that served to meet the social, sporting and cultural interests of Australian-born residents then living on the Charters Towers goldfield. The hall was then associated strongly with the charitable work of the Phoenix Lodge No. 24 of the Royal Antediluvian Order of Buffaloes (RAOB) who worked within the Charters Towers community from 1951 to 2008. It was handed over to the Charters Towers Neighbourhood Centre in 2008 to continue work for the benefit of the community.

Location Map of Place



Photos of Place



Name of Place	Miner's Cottage (Miner's Cottage)
Street Address	26 Deane Street, Charters Towers
Lot/Plan	L2/RP700200
Type of Place	Dwelling House
Construction Date	1898
Integrity	Substantially restored
Condition	Good condition
Inspection Date	25 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built for confectioner Arthur Ernest Ackers. His Up to Date Refreshment Rooms were adjacent in Ackers Building.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This low set timber framed Dwelling House facing Deane Street is significant as it exemplifies the design, form and construction techniques used to construct four roomed for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	All Souls' Educational Establishment
Street Address	30 Dr George Ellis Drive, Charters Towers
Lot/Plan	L1/MPH40482
Type of Place	Educational Establishment
Construction Date	1942
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	Howard Pearce, WWTWO - NQ: A Cultural Heritage Overview of Significant Places in the Defence of north Queensland during World War TWO, Brisbane: EPA, 2009. Australian War Memorial Item ID: PR90-003, Henry Jochheim. Account of the Establishment, Running and D

Description of Place

Site used by the 116 Australian General Hospital (AGH) during the Second World War. First set up at the racecourse in January 1942. Moved into All Souls Educational Establishment and Mt Carmel College in March. Educational Establishment returned on 6th June 1944. Buildings erected during this time remain on site of local heritage significance.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	The former medical and administrative huts are significant as they provide tangible evidence of Charters Towers involvement in the Pacific War from 1942 to 1945.

Location Map of Place



Photos of Place



Name of Place	Towers Brewery remains (Old Brewery; Brewery)
Street Address	11 Duman Road, Charters Towers
Lot/Plan	L22/CT18267
Type of Place	Brewery
Construction Date	1891
Integrity	Not readily reversible
Condition	Poor condition
Inspection Date	28 June 2020
References	Queenslander, 29/12/1894, p. 1241 18268 - Tracings of special leases applied for by Northern Breweries Queensland Ltd portion 20, 1898

Description of Place

First Charters Towers brewery built on the banks of the Burdekin River in 1884. Operations moved to this site on Alabama Hill in 1891. Operations ceased in 1936.

Heritage Significance of Place

Criterion 2 **Scientific – The place has potential to yield information that may make a significant contribution to our understanding of local history.**

Statement The brewery site on Alabama Hill has the potential through archaeological investigation and possible brewery records to contribute to a greater understanding of brewing methodologies, along with understanding better the social life and customs of the Charters Towers goldfield.

Location Map of Place



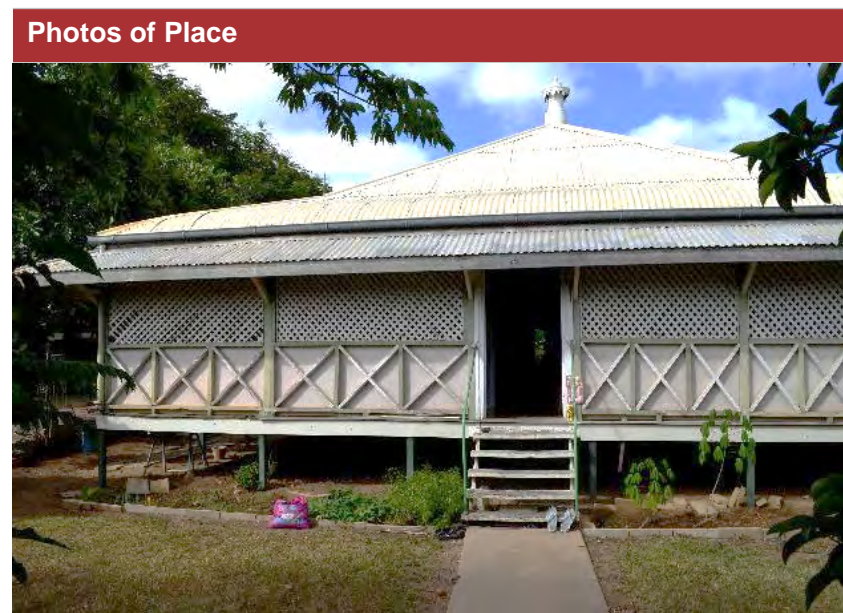
Photos of Place



Name of Place	Dwelling House
Street Address	28 Elizabeth Street, Charters Towers
Lot/Plan	L2/RP718673
Type of Place	Dwelling House
Construction Date	1890
Integrity	Remains
Condition	Poor condition
Inspection Date	27 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place	
Built around 1890.	

Heritage Significance of Place	
Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This low set timber framed Dwelling House facing Elizabeth Street is significant as it exemplifies the design, form and construction techniques used to construct four roomed cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.



Name of Place	Enterprise Mill remains
Street Address	Enterprise Road, Charters Towers
Lot/Plan	L18/SP108016
Type of Place	Gold Mill
Construction Date	1890
Integrity	Not readily reversible
Condition	Poor condition
Inspection Date	28 June 2020
References	The Northern Miner, 17/07/1875; p. 3, The Northern Miner, TNM: , p. 3

Description of Place

Milling commenced here when Deane and Sadds' machine the Enterprise, moved from the Gap in 1875. Purchased by Richard Craven in 1876. Craven developed the Brilliant line of reef in 1889. Mill underwent expansion. Purchased by the Brilliant Extended GMC in 1905. Ceased crushing around 1918.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
	The remains of the Enterprise Mill which expanded its operation in the 1890s are historically significant in demonstrating the presence and importance of gold mills importance to the success of gold mining at Charters Towers following Craven's discovery of the Brilliant line of reef and the opening of deep mining in the Queenon part of the goldfield.
Criterion 2	Scientific – The place has potential to yield information that may make a significant contribution to our understanding of local history.
Statement	The remains of the mill site have the potential through archaeological investigation and mining and milling records records to contribute to a greater understanding of milling methodologies, along with understanding better the working life and technologies in use on the Charters Towers Goldfield.

Location Map of Place



Photos of Place



Name of Place	Dwelling House
Street Address	6 Enterprise Road, Charters Towers
Lot/Plan	L2/MPH1251
Type of Place	Dwelling House
Construction Date	1890
Integrity	Readily reversible
Condition	Good condition
Inspection Date	25 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built around 1890.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This low set timber framed Dwelling House facing Enterprise Road is significant as it exemplifies the design, form and construction techniques used to construct two room cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Shore's Carriers (Sellars)
Street Address	3 Enterprise Road, Charters Towers
Lot/Plan	100/SP303847
Type of Place	Carriers
Construction Date	1922
Integrity	Not readily reversible
Condition	Poor condition
Inspection Date	28 June 2020
References	The Northern Miner, 04/08/2006 Charters Towers Centenary 1872 - 1972 Sharon Hayston, correspondence 07/06/1982

Description of Place

Site of Kelly's Queen Block Mine which closed in 1913. Alexander Sellars opened a forwarding agency here in these premises around 1922. Succeeded by Sid Hutchinson and then by the Shore family in 1953. Stella Shore closed the business in 2001 at aged 92.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Shore's Carriers is a timber framed building that was erected on Enterprise Road opposite the railway station in 1922. It is significant for its historical association with the development of carrying and delivering in Queenton and as a rare surviving carrying business in Charters Towers.

Location Map of Place



Photos of Place

Name of Place	Ross's Building (1888) Gill Street
Street Address	9 Gill Street, Charters Towers
Lot/Plan	L1/GTP70149, L2/GTP70149 and L3/GTP70149
Type of Place	Shop
Construction Date	1888
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 April 2020
References	The Northern Miner, 14/04/1888, p. 3

Description of Place

Remnant single storey section of Ross's Building erected between Mosman, Gill and Bow Streets by Hugh Ross in 1888. Two storey centre section lost to fire in 1992. Three sets of premises with eastern corner section initially occupied by the Bank of North Queensland remain.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Ross's Building is a single storey brick building on the corner of Gill and Bow Streets. It was built as a set of shops by Hugh Ross in 1888. Ross's Building is significant as it exemplifies the design, form and construction techniques used during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Ackers Building (People's Cash Store; Siemon Store)
Street Address	23-31 Gill Street, Charters Towers
Lot/Plan	L1/RP700200 and L3/RP700200
Type of Place	Shop
Construction Date	1888 (Architect: Eyre and Munro)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 03/07/1888, p. 3.

Description of Place

Ackers, Wilson, Ayton and Ryan's new building erected in 1888; designed by Eyre and Munro; built by Joseph Lloyd. Business partnership dissolved in 1890. Gill Street premises most prominently occupied by the People's Cash Store and Ackers Refreshment Room.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Ackers Building comprises three retail premises built in brick on the corner of Gill and Deane Streets in 1888 on behalf of businessman William Ackers. These two premises facing Gill Street are significant as they exemplify the design, form and construction techniques used to build shops during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



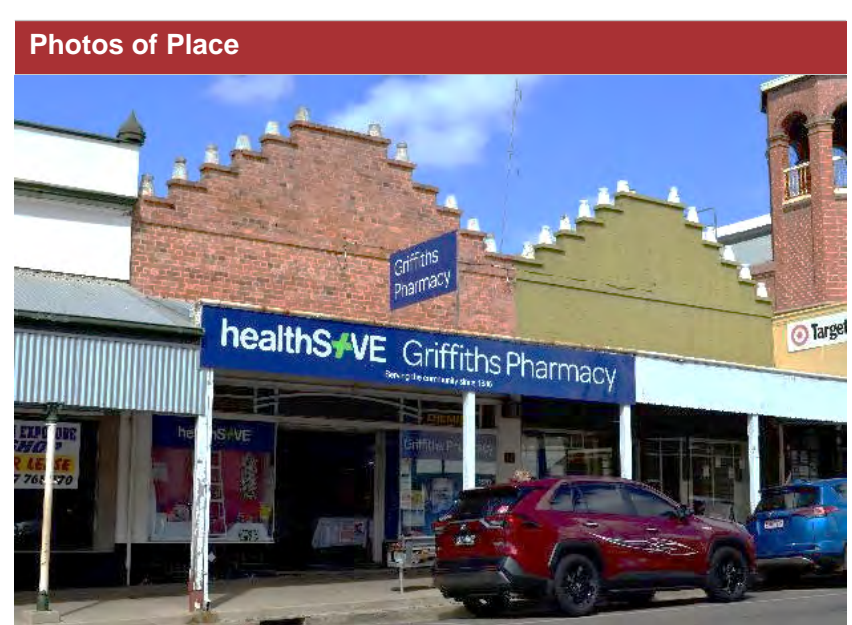
Name of Place	Griffiths Pharmacy (Honey Pot Building; Waddell Pharmacy; Griffith's Pharmacy)
Street Address	24 Gill Street, Charters Towers
Lot/Plan	L2/RP708291
Type of Place	Shop
Construction Date	1933
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 17/03/1933, p. 2 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

One of twin shops rebuilt in 1933. Most prominent occupant of 24 Gill Street is the Griffiths family. Conducted a pharmacy here for three generations up until present day.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Griffiths Pharmacy is one of twin shops rebuilt in brick facing Gill Street in 1933. It is significant as it exemplifies the design, form and construction techniques used during the declining phase of Charters Towers after 1920 when buildings replaced earlier forms from the late nineteenth century.



Name of Place	Allen and Sons Building
Street Address	26 Gill Street, Charters Towers
Lot/Plan	L3/RP708291
Type of Place	Shop
Construction Date	1896 (Architect: W G Smith and Son)
Integrity	Altered unsympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Townsville forwarding merchants Samuel Allen and Sons established a branch at Charters Towers comprising a produce store and offices on this site in late 1886. Designed by W G Smith and Son. Re-erected in 1896 under the supervision of C W Smith. Allen left premises in 1902. Multiple occupancies since. Includes the Mayfair Cafe in the 1930s; Salvation Army's Red Shield Canteen and dance hall during the Second World War. In more recent time multiple use of the building.

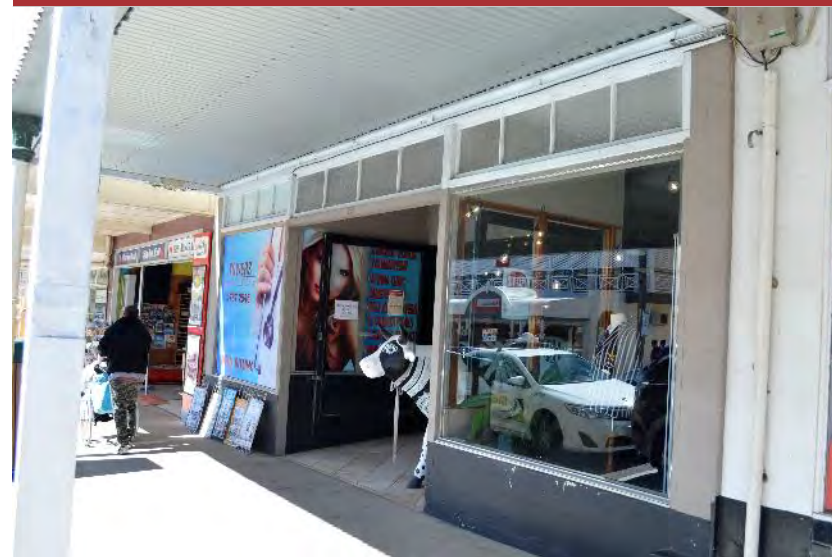
Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Allen and Sons Building is a re-purposed brick building facing Gill Street that was re-erected in 1896. It is significant as it exemplifies the design, form and construction techniques used for building store rooms with offices during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Cunningham's Newsagency (Hudson's Building; Kluge)
Street Address	28 Gill Street, Charters Towers
Lot/Plan	L1/RP707505
Type of Place	Shop
Construction Date	1929 (Architect: Stephen Harvey)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 16/03/1929, p. 6

Description of Place

One of a set of three shops built in 1929 for saddler W R Kluge. Designed by Townsville architect Stephen Harvey and built by Hudson Brothers. Newsagent and stationer John David Cunningham moved here around 1937. Site first occupied by Aubrey's Building built in timber. Demolished in 1929 to make way for the above.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Cunningham's Newsagency is one of three shops built in concrete facing Gill Street to a design by Townsville architect Stephen Harvey in 1929. It is significant as it exemplifies the design, form and construction techniques used during the declining phase of Charters Towers after 1920 when buildings replaced earlier timber forms from the late nineteenth century.

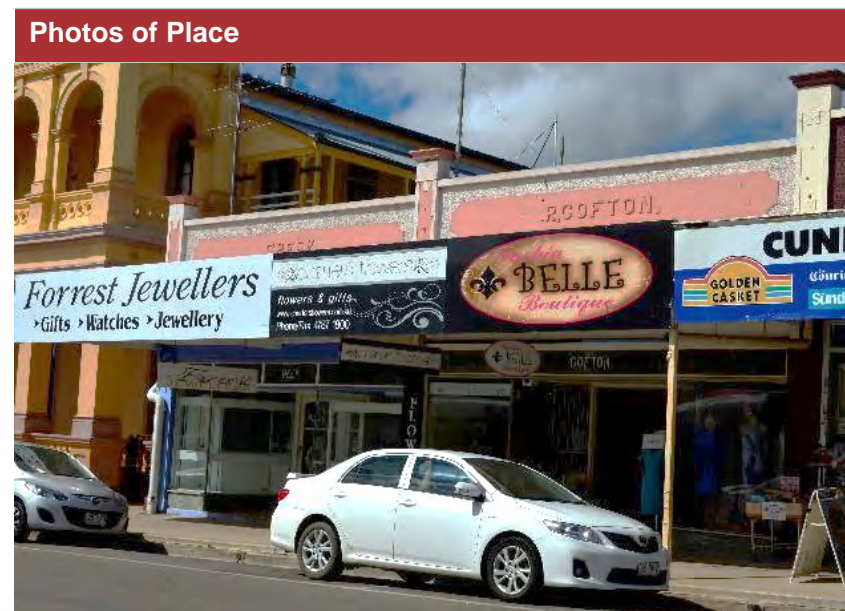


Name of Place	Gofton's (Hudson's Building, Gofton's Motors)
Street Address	30 Gill Street, Charters Towers
Lot/Plan	L2/RP707505 and 3RP707505
Type of Place	Shop
Construction Date	1929 (Architect: Stephen Harvey)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 16/03/1929, p. 6

Description of Place

One of a set of three shops built in 1929 for motor dealer and cycle agent Ralph Gofton. Designed by Townsville architect Stephen Harvey and built by Hudson Brothers. Site first occupied by Aubrey's Building built in timber. Demolished in 1929 to make way for the above.

Heritage Significance of Place	
Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Gofton's is one of three shops built in concrete facing Gill Street to a design by Townsville architect Stephen Harvey in 1929. It is significant as it exemplifies the design, form and construction techniques used during the declining phase of Charters Towers after 1920 when buildings replaced earlier timber forms from the late nineteenth century.



Name of Place	Carses Building (Miner's Arcade)
Street Address	48-50 Gill Street, Charters Towers
Lot/Plan	L902/CT1824
Type of Place	Shop
Construction Date	1909 (Architect: Walter Hunt)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 20/05/1909, p. 4 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built as twin shops for draper John Carse in 1909. Designed by Walter Hunt. Replaced Miner's Arcade erected for Carse and Lauther in 1878. Famous for fine lines of Belfast linen imported personally by John Carse (1853-1941).

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Carses is a set of timber framed shops facing Gill Street that replaced Carse's earlier premises in 1909. It is significant as it exemplifies the design, form and construction techniques used to build retail shops during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	London Chartered Bank Building (Collins Pharmacy)
Street Address	52-56 Gill Street, Charters Towers
Lot/Plan	L1/RP700202 and L1/RP700205
Type of Place	Shops and Offices
Construction Date	1887
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	The Northern Miner, 03/08/1887. Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Erected by Hugh Ross in 1887. Purchased by the London Chartered Bank as bank premises prior to completion for £5,000. Half ground floor taken up by the bank with other half rented as a large shop. First floor divided into six offices.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	The London Chartered Bank Building is a two storey brick building facing Gill Street. It was built as a set of shops with office space on the first floor for builder Hugh Ross in 1887. The London Chartered Bank Building is significant as it exemplifies the design, form and construction techniques used during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Paradies Building Number 2
Street Address	57 Gill Street, Charters Towers
Lot/Plan	L3/RP735588
Type of Place	Shop
Construction Date	1897 (Architect: Charles William Smith)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 13/10/1896, p.1. Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

One of a set of four shops built for Henry Paradies in 1897. Designed by Charles William Smith and built by Wyatt and Gates.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This is one set of premises within Paradies Building Number 2 that was built in brick facing Gill Street in 1897 for Henry Paradies. It is significant as it exemplifies the design, form and construction techniques used for building groups of shops during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	McDonald's Building
Street Address	58 Gill Street, Charters Towers
Lot/Plan	L2/RP700203
Type of Place	Shop
Construction Date	1903
Integrity	Altered sympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	Evening Telegraph, 05/03/1903 p. 2 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built in early 1903 for the Charles McDonald family. First occupied by the tailor Sam Hillman. Later subdivided and occupied by jewellers and photographers. Renovated by KFC in 1996. Replaced the first two storey timber building at Charters Towers by Hugh Ross. Later occupied by Charles McDonald, confectioner the father of the politician Charles McDonald who conducted a jewellery shop here before lost to fire in 1902.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This was built in brick facing Gill Street in 1903 for the Charles McDonald family. It is significant as it exemplifies the design, form and construction techniques used to building shops during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Titleys (Titleys; Holliman and Co; Hollimans)
Street Address	60-62 Gill Street, Charters Towers
Lot/Plan	L4/RP700205
Type of Place	Shop
Construction Date	1901
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	Evening Telegraph, 02/07/1901, p. 2 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997

Description of Place

Rebuilt for hardware merchant Holliman and Co by Johnson and Shaw in 1901. Building taken over by W Titley and Co as their second clothing store in 1979. Subsequently modified to incorporate lane way on right. Replaced premises first erected for builder Hugh Ross from 1870s.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Titleys occupies a building rebuilt in brick facing Gill Street in 1901. It is significant as it exemplifies the design, form and construction techniques used to build large shops during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Samuel Allen and Sons Building (Regent Theatre; Treasure Kingdom; Prices Plus)
Street Address	67-69 Gill Street, Charters Towers
Lot/Plan	L1/RP708332 and L807/CT1824
Type of Place	Shop
Construction Date	1902 (Architect: Eaton, Bates and Polin)
Integrity	Altered sympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	The Evening Telegraph, 15/12/1902 p. 2 North Queensland Register, 28/04/1902 p. 48 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Produce store with offices designed by Eaton, Bates and Polin for Samuel Allen and Sons. Erected by Renshaw and Ricketts for £4,100 in 1902. Converted into a motor show room and garage in 1929 by Fred Thornley. He then converted it into the Regent Theatre, the city's first 'talkie' theatre in 1930. Middle section lost to fire during the Second World War. Gutted section replaced in 1948 with the saw-toothed roofed former army workshop building from Wellington. Theatre ceased in 1983.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Samuel Allen and Sons building is a large rendered brick warehouse that was built facing Gill Street in 1902. It is significant as it exemplifies the design, form and construction techniques used to build warehouses with shop frontages during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Ross's Building
Street Address	72-74 Gill Street, Charters Towers
Lot/Plan	L3/RP714205, L5/RP714205 and L6/RP714205
Type of Place	Shop
Construction Date	1883
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Part of a set of six retail shops built by Hugh Ross in 1883.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Ross's Building is a single storey brick building on Gill and Bow Streets. It was built as a set of shops by Hugh Ross in 1888. Ross's Building is significant as it exemplifies the design, form and construction techniques used during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	The Northern Miner Building (Northern Miner)
Street Address	73 Gill Street, Charters Towers
Lot/Plan	L2/RP725933 and L808/CT1824
Type of Place	Newspaper Office
Construction Date	1903 (Architect: Walter Hunt)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997. Michael Brumby, 'Finding Walter Hunt' in National Trust Bulletin, February, 1999 p. 5.

Description of Place

Original timber premises built here for The Northern Miner. Replaced in 1903 in rendered brick. Designed by Walter Hunt.

Heritage Significance of Place

Criterion 3 **Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.**

Statement The Northern Miner building is large brick rendered single storey building facing Gill Street. It is significant as it exemplifies the design, form and construction techniques used to build newspaper offices and job printers during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Masonic Shops
Street Address	77 Gill Street, Charters Towers
Lot/Plan	L809/CT1824
Type of Place	Shop
Construction Date	1889 (Architect: Tunbridge and Tunbridge)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 17/05/1889, p. 3 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Twin shops built on behalf of the Masonic Lodge in 1889. Designed by Tunbridge and Tunbridge and constructed by Ben Toll.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	The Masonic Shops comprise two narrow shops built in brick facing Gill Street that were erected in 1889. It is significant as it exemplifies the design, form and construction techniques used to build shops during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Ross's Building (1883)
Street Address	82 Gill Street, Charters Towers
Lot/Plan	L2/RP714205
Type of Place	Shop
Construction Date	1883
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Part of a set of six retail shops built by Hugh Ross in 1883.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Ross's Building (1883) is a single storey brick building on Gill Street. It was built as a set of shops by Hugh Ross in 1883. Ross's Building (1883) is significant as it exemplifies the design, form and construction techniques used during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Ross's Building (1883) (Victory Cafe)
Street Address	84 Gill Street, Charters Towers
Lot/Plan	L1/RP714205
Type of Place	Shop
Construction Date	1883
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Part of a set of six retail shops built by Hugh Ross in 1883. Most well known occupier was the Victory Cafe from the 1920s to 1970.

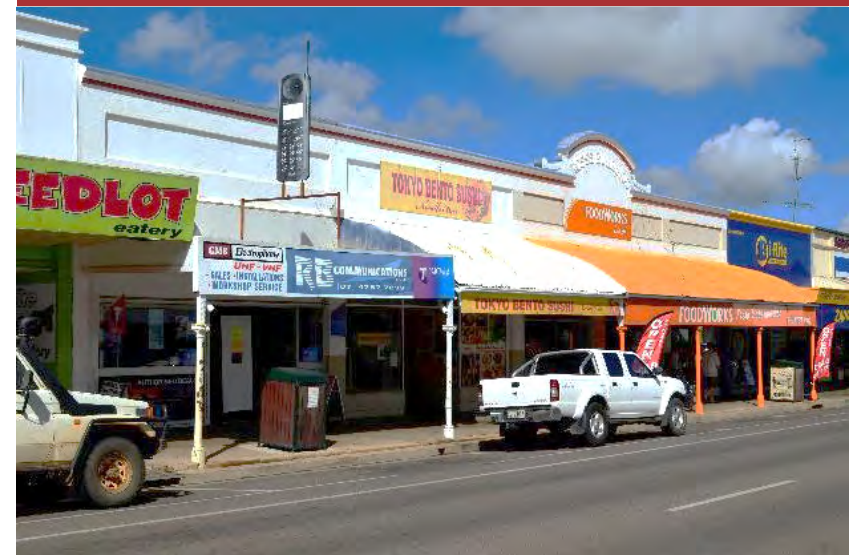
Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Ross's Building (1883) is a single storey brick building on Gill Street. It was built as a set of shops by Hugh Ross in 1883. Ross's Building (1883) is significant as it exemplifies the design, form and construction techniques used during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Olympia Theatre (Olympia Stadium)
Street Address	85 Gill Street, Charters Towers
Lot/Plan	L811/CT1824
Type of Place	Cinema
Construction Date	1915
Integrity	Altered unsympathetically
Condition	Fair condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

New frontage for the open air Olympia Stadium at rear constructed by Herbert Hall in 1915 for owners Birch Carroll and Coyle. Used as a cinema, skating, boxing and mass meetings.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	The Olympia was an open air facility set back behind timber shops in Gill Street that was used for skating, boxing and holding mass meetings. A new two storey brick rendered frontage with facilities was added in 1915 for owners Birch Carroll and Coyle to show silent movies. It is significant for demonstrating the evolution and development of picture theatres in Charters Towers in the early twentieth century.

Location Map of Place



Photos of Place



Name of Place	Dunsford's Shop (Peace and Sons Butcher Shop)
Street Address	88-90 Gill Street, Charters Towers
Lot/Plan	L31/RP745527
Type of Place	Shop
Construction Date	1888
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	The Northern Miner, 21/12/1931, p. 3 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Premises used by George Dunsford tobacconist, stationer, dealer in fancy goods from 1890 to 1924. Succeeded by Peace and Sons, butchers until 1990s.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This shop was built facing Gill Street around 1888. It is significant as it exemplifies the design, form and construction techniques used to build shops during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Manchester Unity Hall (M U Hall)
Street Address	89-95 Gill Street, Charters Towers
Lot/Plan	L812/CT1824
Type of Place	Hall
Construction Date	1880 (Architect: John N Longden)
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	The Northern Miner, 10/08/1880 and The Northern Miner, 12/12/2000

Description of Place

First brick building on the goldfield built for the Manchester Unity Independent Order of Oddfellows in 1880. Designed by John N Longden and built by Wyatt and Gates. Extensions made later.

Heritage Significance of Place

Criterion 5 Spiritual – The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons..

Statement The Manchester Unity Hall is single storey brick building set back from Gill Street. It was built in 1880 to meet the needs of the Manchester Unity of Oddfellows which first formed at Charters Towers in 1874. It has a strong association with this particular benevolent group which provided financial and practical benefits for its members at Charters Towers until 2000.

Location Map of Place



Photos of Place



Name of Place	Tredrea's Shop (Tredrea's Shop)
Street Address	96-98 Gill Street, Charters Towers
Lot/Plan	L2/RP700209
Type of Place	Shop
Construction Date	1896
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Large shop constructed around 1896. Noted occupiers included George Ellis, tobacconist and mercer William (Billy) Tredrea.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Tredrea's Shop is a single storey shop built facing Gill Street around 1896. It is significant as it exemplifies the design, form and construction techniques used to built shops during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Shop
Street Address	100 Gill Street, Charters Towers
Lot/Plan	L32/RP745526
Type of Place	Shop
Construction Date	1895
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Shop built around 1895. Noted occupiers included Owen Morris's SPQR shop and Ted White the tobacconist.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This Shop is a single storey shop built facing Gill Street constructed around 1895. It is significant as it exemplifies the design, form and construction techniques used to built shops during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Caledonian House (Caledonian House)
Street Address	108-110 Gill Street, Charters Towers
Lot/Plan	L910/CT1824
Type of Place	Shop
Construction Date	1895 (Architect: Charles William Smith)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 15/07/1895, p. 3 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Large shop built for Scottish clothier Edward Drummond in 1895 to replace his timber premises. Designed by Charles William Smith and built by Wyatt and Gates.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Caledonian House was a large clothing department store rebuilt in brick in 1895 facing Gill Street for owner Edward Drummond. It is significant as it exemplifies the design, form and construction techniques used to build large retail shops during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



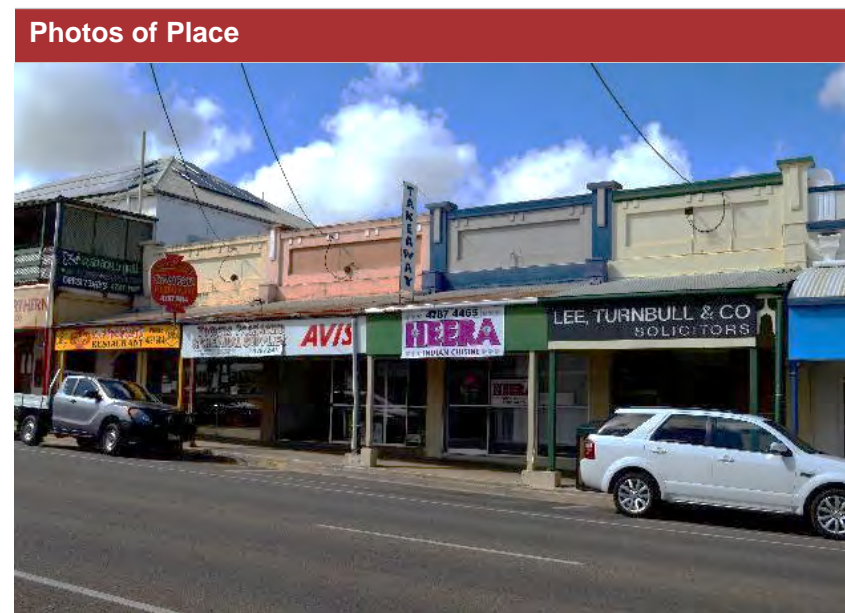
Photos of Place



Name of Place	Percy Williams Shops Number 1 (Solicitors)
Street Address	112 Gill Street, Charters Towers
Lot/Plan	L1RP707638
Type of Place	Shop
Construction Date	1929 (Architect: J G Rooney)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 18/03/1929. p. 1 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place
One of four shop shops built in 1929 for owner Percy Williams. Designed and built by J G Rooney.

Heritage Significance of Place	
Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Percy Williams Shops Number 1 is one of four shops built in concrete facing Gill Street by J G Rooney in 1929. It is significant as it exemplifies the design, form and construction techniques used during the declining phase of Charters Towers after 1920 when buildings replaced earlier timber forms from the late nineteenth century.



Name of Place	Court House Hotel
Street Address	120-124 Gill Street, Charters Towers
Lot/Plan	L2/RP732011
Type of Place	Hotel
Construction Date	1886
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built for Israel Lemel at the opposite end of its current position on the lot to face the newly built Charters Towers Court House in 1886. Relocated to its current location facing Gill Street in 1889.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	The Court House Hotel is a timber framed two storey building that was built in Hodgkinson Street in 1886 before being moved to its current location to face Gill Street in 1889. It is significant as it exemplifies the design, form and construction techniques used to build hotels during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911

Location Map of Place



Photos of Place



Name of Place	Arida's Building (Arida's)
Street Address	126-128 Gill Street, Charters Towers
Lot/Plan	L1/RP732011
Type of Place	Shop
Construction Date	1934
Integrity	Altered unsympathetically
Condition	Fair condition
Inspection Date	28 June 2020
References	The Northern Miner, 14/08/1934, p. 3 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

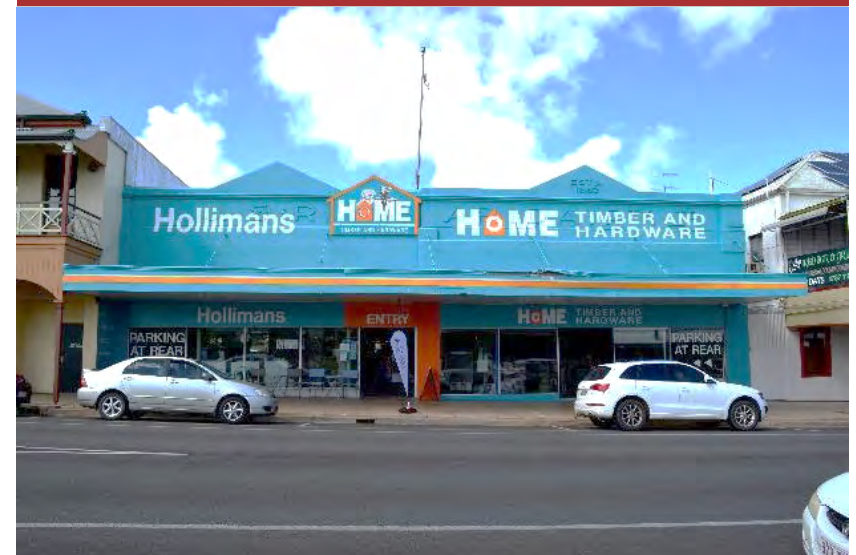
Current building erected by Hudson Brothers in 1934. Incorporated original Aridas premises designed by C W Smith and built by Wyatt and Gates in 1894 on left with new adjoining section previously occupied by two timber shops.

Richard Dominique Arida (date unknown - 1944) was a prominent member of the Charters Towers community while conducting the business known as Aridas. J and R D Arida clothing business was commenced in western Queensland by Lebanese-born hawker Joseph Dominique Arida in 1882. He was joined by his brother Richard. They established shops in Cloncurry, Hughenden (1887) Winton (1891) and Charters Towers (1894). Joseph died in the Sudan in 1924. He was succeeded by Richard Arida until his death in 1944. A nephew, A J Anthony and later his son Richard Anthony conducted the business as a limited company headquartered in Charters Towers until 1985.

Location Map of Place



Photos of Place



Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	Arida's Building is a brick building facing Gill Street that was rebuilt in 1933. Arida's Building has a special association with Richard Dominique Arida (date unknown - 1944) who was a prominent member of the Charters Towers community while conducting the business known as Aridas.
Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Arida's Building is significant as it exemplifies the design, form and construction techniques used during the declining phase of Charters Towers after 1920 when buildings replaced earlier forms from the late nineteenth century.

Location Map of Place



Photos of Place



Name of Place	Excelsior Library (Excelsior Hotel)
Street Address	130-132 Gill Street, Charters Towers
Lot/Plan	L914/CT1824
Type of Place	Library
Construction Date	1887
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997. Michael Brumby, Lager to Library: A History of the Excelsior Hotel 1887 - 2003.

Description of Place

Hotel built for miner William Gough in 1887. Designed by W G Smith and erected by Ben Toll. Lost to fire in 1995. Derelict building purchased by the Charters Towers City Council. Rebuilt as the Excelsior Library in 2003.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	The former two storey brick built Excelsior Hotel on the corner o Gill and Church Streets was reconstructed with additions by the Charters Towers City Council in 2003 as a public library following its loss to fire in 1995. The Excelsior Library is historically significant in demonstrating a phase in the embrace of the city's past when erecting the city's first purposed built library in the likeness of a nineteenth century hotel that were common place on the former goldfield.

Location Map of Place



Photos of Place



Name of Place	Mooltan (Wheeler's House)
Street Address	133 Gill Street, Charters Towers
Lot/Plan	L238/CT1824
Type of Place	Dwelling House
Construction Date	1887
Integrity	Substantially restored
Condition	Good condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997. Charters Towers Archives - Mary 'Kitty' Wheeler Interview, 20/08/1996 in World Connections, WC 1996.393.

Description of Place

Residence built for Dr Ernest Mohs in 1887. Subsequent owners included Herbert (Skin) Lee in 1915 who named the house after a winning race horse, and the Wheeler family from 1937. Wheeler sisters conducted a shop in the grounds of facing Gill Street. Bakery at rear was used by Sager in the 1930s.

Heritage Significance of Place

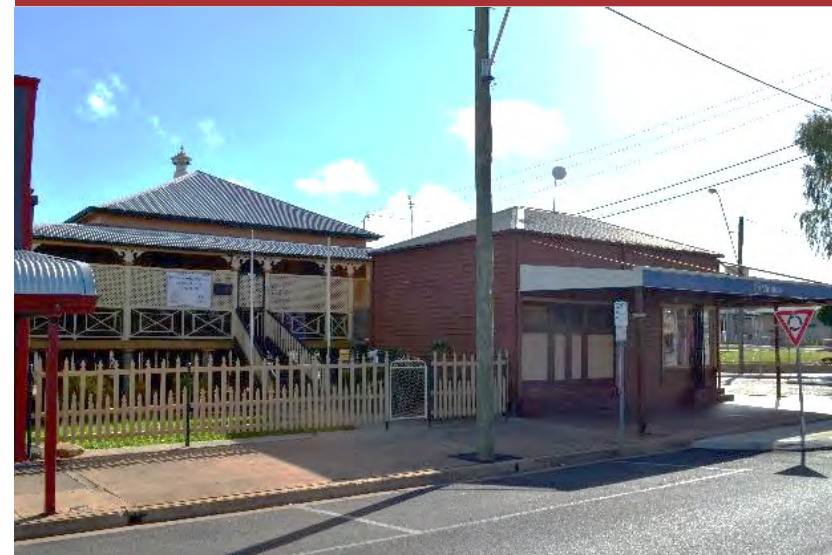
Criterion 3 **Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.**

Statement Mooltan is a high set timber framed four roomed cottage. It is significant as it exemplifies the design, form and construction techniques used to construct four roomed cottages during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



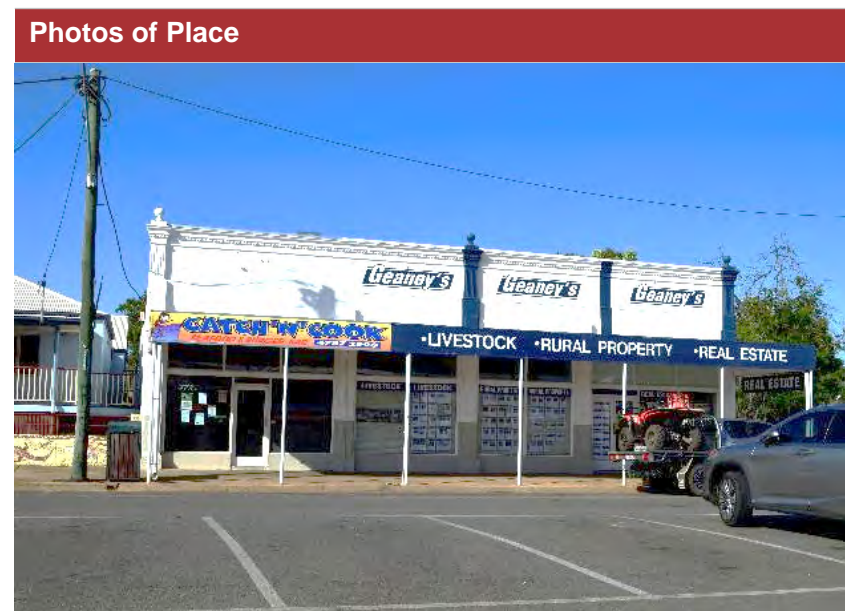
Name of Place	Paradies Building Number 1 (Smith's Building)
Street Address	158-162 Gill Street, Charters Towers
Lot/Plan	L11/CT18214
Type of Place	Shop
Construction Date	1896 (Architect: Charles William Smith)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Set of four shops designed by Charles William Smith for Henry Paradies. Built in 1896 by Wyatt and Gates.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Paradies Building Number 2 was built in brick facing Gill Street in 1896 for Henry Paradies. It is significant as it exemplifies the design, form and construction techniques used for building groups of shops during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.



Name of Place	Siemon's Store
Street Address	161-165 Gill Street, Charters Towers
Lot/Plan	L6/CT18223 and L7/CT18223
Type of Place	Shop
Construction Date	1901 (Architect: Charles William Smith)
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	The Northern Miner, 03/4/1901 Norman Saltzer Oral History, 2003

Description of Place

Two adjoining premises used by produce merchant and grocer Conrad Heinrich Siemon and later his son Harold. Right side designed by Charles William Smith and erected in 1901. Left side most likely R H Carbis store rebuilt after fire in 1899 moved to this site from Millchester Road in the 1930s.

Heritage Significance of Place

Criterion 3 **Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.**

Statement Siemon's Store is a large timber store facing Gill Street, Queenton that was built in 1901 with another building relocated beside in the 1930s. It is significant as it exemplifies the design, form and construction techniques used to build large retail and produce stores during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Foxlee's Building
Street Address	172 Gill Street, Charters Towers
Lot/Plan	L9/CT18214
Type of Place	Shop
Construction Date	1904 (Architect: Walter Hunt)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Evening Telegraph, 08/10/1904, p. 3 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Significant improvements made to Smith's buildings erected in 1896 with major addition at rear for new owner; grocer and wine merchant Herbert Foxlee in 1904. Designed by Walter Hunt and erected by Ben Toll.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	Foxlee's Building is a prominent brick built in brick in 1904 for grocer Herbert Foxlee on a site used as shops since the 1880s facing Gill Street. It is important in illustrating the pattern of development of Charters Towers.
Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Foxlee's Building demonstrates the design, form and construction techniques used to build large retail and produce stores during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Barr's Shop (Davy - Blacksmith)
Street Address	177 Gill Street, Charters Towers
Lot/Plan	L2/MPH21643
Type of Place	Shop
Construction Date	1930
Integrity	Altered unsympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Site formerly occupied by Davey's blackmith shop. Shop built for John Henry (Jack) Barr in the 1950s. Also ice cream manufacturer.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Barr's Shop demonstrates the design, form and construction techniques used to build small retail stores during the declining years of Charters Towers.

Location Map of Place



Photos of Place



Name of Place	Holy Family Anglican Church (Anglican Church; Church of England; C E Roberts Furnishing Depot)
Street Address	182-186 Gill Street, Charters Towers
Lot/Plan	L13/CT18233 and L12/CT18233
Type of Place	Church
Construction Date	1907
Integrity	Altered unsympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	Michael Brumby, The Towers Players: 1962 - 2012

Description of Place

Built for furniture dealer Charles Edward (C E) Roberts in 1907. Repurposed for use by the Anglican Church after they left their church in upper Mosman Street in 1965. Zara Clark Memorial Ministry Centre built beside the church in 1979. Church moved into the centre in the 1990s. Former Church converted for use as a thrift/charity shop.

Heritage Significance of Place

Criterion 5	Spiritual – The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons..
Statement	This brick building in Gill Street was erected as a furniture store for C E Roberts in 1907. It was re-purposed for use as a place of worship for the members of The Holy Family Anglican Church in 1965. The church subsequently moved into the Zara Clark Memorial Ministry Centre beside in 1979. The building is significant for its special association with the members of the Anglican Church during this time.

Location Map of Place



Photos of Place



Name of Place	The Blue Store (Ward's Blue Store)
Street Address	187-191 Gill Street, Charters Towers
Lot/Plan	L274/DV707 and L278/MPH32296
Type of Place	Shop
Construction Date	1902 (Architect: Charles William Smith)
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	The Northern Miner, 20/12/1902, p. 4 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Grocery store and iceworks built for John William (Bluey) Ward in 1902. Designed by Charles William Smith and built by W H Ball. A buttry factory erected at rear in 1918 since removed

Heritage Significance of Place

Criterion 3 **Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.**

Statement The Blue Store comprising grocery store and iceworks was built for John William (Bluey) Ward in 1902. It is a prominent landmark brick building on the corner of Gill and Craven Street in the former township of Queenton. It is significant as it exemplifies the design, form and construction techniques used to build large premises with evidence of its iceworks during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



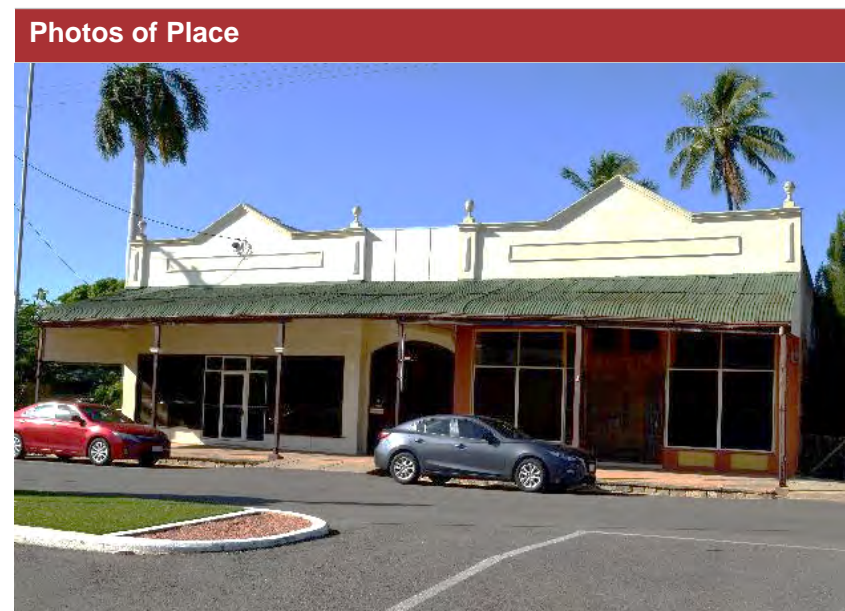
Name of Place	Twin Shops (C E Roberts)
Street Address	190-192 Gill Street, Charters Towers
Lot/Plan	L14/CT18233
Type of Place	Shop
Construction Date	1894
Integrity	Substantially intact
Condition	Poor condition
Inspection Date	28 June 2020
References	The Northern Miner: 02/03/1894, p.3

Description of Place

Built for Charles E Roberts in 1894.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Twin Shops Building is significant as it exemplifies the design, form and construction techniques used during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.



Name of Place	A J Andrews Building
Street Address	220-222 Gill Street, Charters Towers
Lot/Plan	L25/SP205597
Type of Place	Shop
Construction Date	1899
Integrity	Altered unsympathetically
Condition	Fair condition
Inspection Date	28 June 2020
References	The Northern Miner, 01/07/1899, p. 2. Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Premises erected for building contractor and ironmonger A J Andrews in 1899.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	A J Andrews Building was erected for building contractor and ironmonger A J Andrews in 1899. It is significant as it exemplifies the design, form and construction techniques used to build retail premises during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	James Budge's Butcher Shop (former) (Butcher's shop)
Street Address	244-246 Gill Street, Charters Towers
Lot/Plan	L1/MPH34669
Type of Place	Shop
Construction Date	1895
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	The Northern Miner, 01/02/1940, p. 1

Description of Place

Site of butcher's shop since 1880s when owned by Frederick Hamilton. Later James Budge followed by the Coward and then Melvin Brothers. Later used as a dry cleaning shop.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Budge's Butcher Shop was built on the corner of Gill and Vulture Street in the 1890s. It is significant as it exemplifies the design, form and construction techniques used to build retail butcheries during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



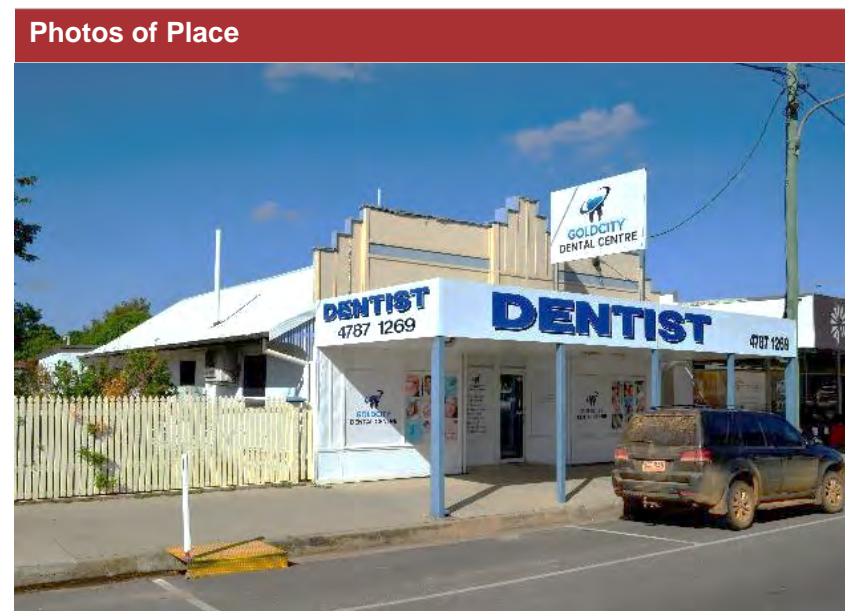
Name of Place	Anderson's Shop
Street Address	256 Gill Street, Charters Towers
Lot/Plan	L1/MPH31031
Type of Place	Shop
Construction Date	1935
Integrity	Altered sympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 06/04/1935, p. 3

Description of Place

Built for Joseph Anderson in the early 1930s.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Anderson's Shop was built in timber facing Gill Street around 1935. It is significant as it exemplifies the design, form and construction techniques used during the declining decades of Charters Towers when it was no longer north Queensland's most prominent goldfield.



Name of Place	Queenton Store
Street Address	280-286 Gill Street, Charters Towers
Lot/Plan	L3/MPH1571
Type of Place	Shop
Construction Date	1899
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Premises erected around 1899.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	The Queenton Store was built facing Gill Street near the railway station, Queenton around 1899. It is significant as it exemplifies the design, form and construction techniques used to build retail shops during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Ruby Blake's (Honey Pot Building; Siemon's Cash Store)
Street Address	22 Gill Street, Charters Towers
Lot/Plan	L1/RP708291
Type of Place	Shop
Construction Date	1933
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	The Northern Miner, 17/03/1933, p. 2 Michael Brumby, One Square Mile, Charters Towers: Charters Towers Archives, 1997.

Description of Place

One of twin shops rebuilt in 1933. Most prominent occupant of 22 Gill Street was Ruby Blake who conducted a cafe up until the late 1950s.

Heritage Significance of Place

Criterion 3 **Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.**

Statement Ruby Blake's is one of twin shops rebuilt in brick facing Gill Street in 1933 approximately. It is significant as it exemplifies the design, form and construction techniques used during the declining phase of Charters Towers after 1920 when buildings replaced earlier forms from the late nineteenth century.

Location Map of Place



Photos of Place



Name of Place	Peek's (Hudson's Building; Peek's Pastry; Gray's Music Shop)
Street Address	32 Gill Street, Charters Towers
Lot/Plan	L3/RP707505
Type of Place	Shop
Construction Date	1929 (Architect: Stephen Harvey)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 16/03/1929, p. 6

Description of Place

One of a set of three shops built in 1929 for pastry cook Samuel Peek. Designed by Townsville architect Stephen Harvey. Built by Hudson Brothers. Shop subsequently subdivided to accommodate Lou Gray's music shop. Site first occupied by Aubrey's Building built in timber. Demolished in 1929 to make way for the above.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Peeks is one of three shops built in concrete facing Gill Street to a design by Townsville architect Stephen Harvey in 1929. It is significant as it exemplifies the design, form and construction techniques used during the declining phase of Charters Towers after 1920 when buildings replaced earlier timber forms from the late nineteenth century.

Location Map of Place



Photos of Place



Name of Place	Ross's Building (1883)
Street Address	76-78 Gill Street, Charters Towers
Lot/Plan	L3/RP714205, L5/RP714205 and L6/RP714205
Type of Place	Shop
Construction Date	1883
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Part of a set of six retail shops built by Hugh Ross in 1883.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Ross's Building (1883) is a single storey brick building on Gill and Bow Streets. It was built as a set of shops by Hugh Ross in 1888. Ross's Building (1883) is significant as it exemplifies the design, form and construction techniques used during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Percy Williams Shops Number 2 (Indian Take Away)
Street Address	114 Gill Street, Charters Towers
Lot/Plan	L2/RP707638
Type of Place	Shop
Construction Date	1929
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 18/03/1929. p. 1 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

One of four shop shops built in 1929 for owner Percy Williams. Designed and built by J G Rooney.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Percy Williams Shops Number 2 is one of four shops built in concrete facing Gill Street by J G Rooney in 1929. It is significant as it exemplifies the design, form and construction techniques used during the declining phase of Charters Towers after 1920 when buildings replaced earlier timber forms from the late nineteenth century.

Location Map of Place



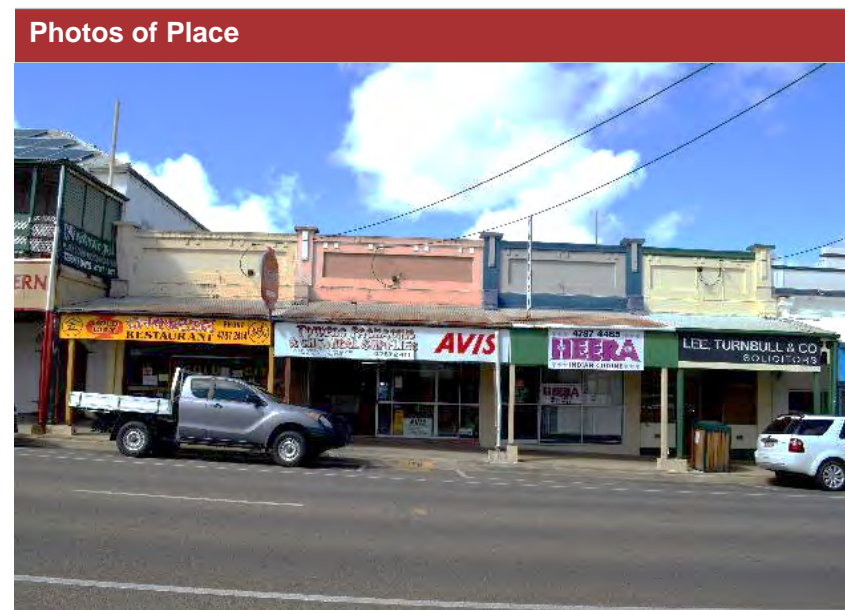
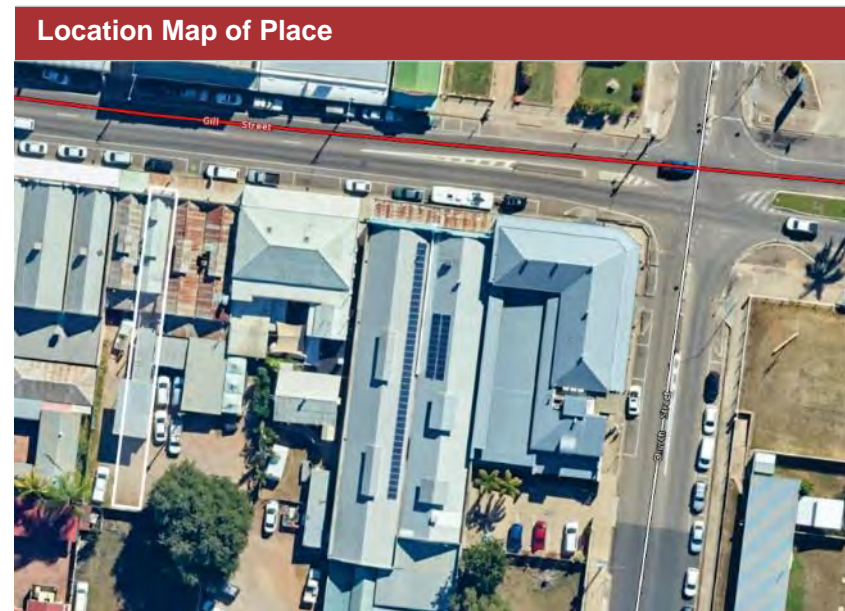
Photos of Place



Name of Place	Percy Williams Shops Number 3 (Ted's Shop; Towers Packaging)
Street Address	116 Gill Street, Charters Towers
Lot/Plan	L1/RP717585
Type of Place	Shop
Construction Date	1929
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 18/03/1929. p. 1 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place
One of four shop shops built in 1929 for owner Percy Williams. Designed and built by J G Rooney.

Heritage Significance of Place	
Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Percy Williams Shops Number 3 is one of four shops built in concrete facing Gill Street by J G Rooney in 1929. It is significant as it exemplifies the design, form and construction techniques used during the declining phase of Charters Towers after 1920 when buildings replaced earlier timber forms from the late nineteenth century.



Name of Place	Percy Williams Shops Number 4 (Gold City Chinese Restaurant)
Street Address	118 Gill Street, Charters Towers
Lot/Plan	L2/RP717585
Type of Place	Shop
Construction Date	1929
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 18/03/1929. p. 1 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

One of four shop shops built in 1929 for owner Percy Williams. Designed and built by J G Rooney.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Percy Williams Shops Number 4 is one of four shops built in concrete facing Gill Street by J G Rooney in 1929. It is significant as it exemplifies the design, form and construction techniques used during the declining phase of Charters Towers after 1920 when buildings replaced earlier timber forms from the late nineteenth century.

Location Map of Place



Photos of Place



Name of Place	Paradies Building Number 3
Street Address	59 Gill Street, Charters Towers
Lot/Plan	L2/RP735588
Type of Place	Shop
Construction Date	1897 (Architect: Charles William Smith)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 13/10/1896, p.1. Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

One of a set of four shops built for Henry Paradies in 1897. Designed by Charles William Smith and built by Wyatt and Gates.

Heritage Significance of Place

Criterion 3 **Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.**

Statement This is one set of premises within Paradies Building Number 2 that was built in brick facing Gill Street in 1897 for Henry Paradies. It is significant as it exemplifies the design, form and construction techniques used for building groups of shops during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Paradies Building Number 2
Street Address	61 Gill Street, Charters Towers
Lot/Plan	L1/RP735588
Type of Place	Shop
Construction Date	1897 (Architect: Charles William Smith)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 13/10/1896, p.1. Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

One of a set of four shops built for Henry Paradies in 1897. Designed by Charles William Smith and built by Wyatt and Gates.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This is one set of premises within Paradies Building Number 2 that was built in brick facing Gill Street in 1897 for Henry Paradies. It is significant as it exemplifies the design, form and construction techniques used for building groups of shops during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Three Shops No. 2 (Swindells)
Street Address	66 Gill Street, Charters Towers
Lot/Plan	L2/SP275916
Type of Place	Shop
Construction Date	1899
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997

Description of Place

One of three shops built in timber around 1899.

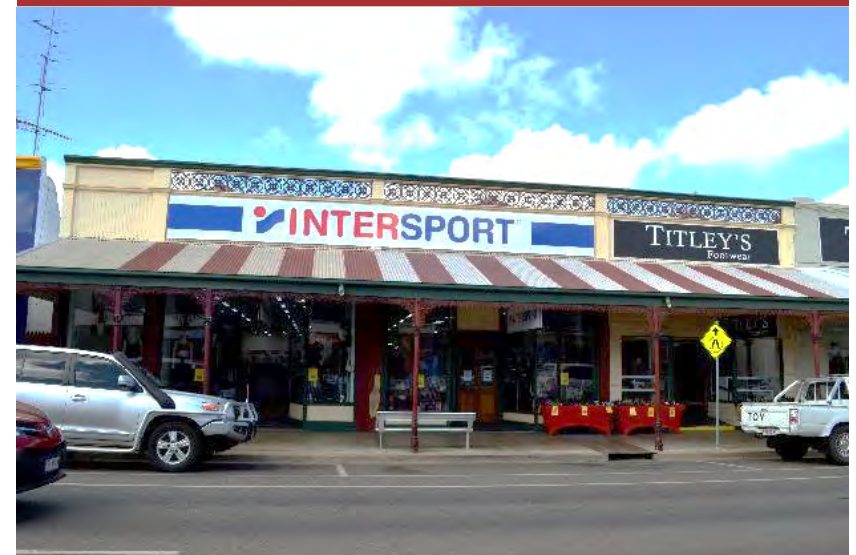
Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This is one of three timber shops built facing Gill Street around 1899. It is significant as it exemplifies the design, form and construction techniques used to build shops during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Three Shops No. 3
Street Address	68 Gill Street, Charters Towers
Lot/Plan	L3/SP275916
Type of Place	Shop
Construction Date	1899
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997

Description of Place

One of three shops built in timber around 1899. Building extended over laneway.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This is one of three timber shops built facing Gill Street around 1899. It is significant as it exemplifies the design, form and construction techniques used to build shops during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	All Saints' Anglican Church (All Saints')
Street Address	25 Gordon Street, Charters Towers
Lot/Plan	L17/RP835587
Type of Place	Church
Construction Date	1903 (Architect: William Carthew Wright)
Integrity	Altered sympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	The Evening Telegraph, 14/12/1903, p. 2

Description of Place

All Saints' Anglican Church - built in 1903 on land donated by businessman Alfred Daking Smith. Designed by William Carthew Wright and erected by Fred Johnson. Use as a church absorbed into the work of St Gabriel's Educational Establishment for Girls in 1921 when it opened beside until Educational Establishment closed in the 1980s.

Heritage Significance of Place

Criterion 5	Spiritual – The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons..
Statement	All Saints' Anglican Church is a timber church building that was erected in Gordon Street in 1903. It is significant for its special association with the members of Church of England in the suburb of Richmond Hill and continuing use as a chapel by St Gabriel's Educational Establishment for Girls in 1921 that opened beside up until it closed in the 1980s.



Name of Place	Advent House (St Gabriel's Educational Establishment)
Street Address	29 Gordon Street, Charters Towers
Lot/Plan	L15/RP835587
Type of Place	Dwelling House
Construction Date	1894
Integrity	Substantially restored
Condition	Good condition
Inspection Date	28 June 2020
References	Queenslander, 04/02/1905, p. 21

Description of Place

Built around 1894 for for one of the town's most prominent mining agents, Joe Millican.

Heritage Significance of Place

Criterion 4	Aesthetic – The place has aesthetic qualities that contribute to its cultural heritage significance.
Statement	Advent House is a single-storey timber framed Dwelling House that was built in 1894 for prominent businessman Joseph (Joe) Millican. The building has a high degree of intactness and displays beautiful attributes. Its aesthetic significance is generated by its fine proportions, balanced arrangement of elements and craftsmanship.

Location Map of Place



Photos of Place



Name of Place	Mahratta (Maharatta)
Street Address	42 Gordon Street, Charters Towers
Lot/Plan	L2/MPH33827
Type of Place	Dwelling House
Construction Date	1889
Integrity	Altered sympathetically
Condition	Good condition
Inspection Date	25 June 2020
References	The Northern Miner, 03/12/1888 , p. 3

Description of Place

Residence designed for the merchant John Shillito Allen by Constantin Mathea. Constructed by Ben Toll.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Mahratta is a single storey timber framed residence on low set stumps facing Gordon Street. It is significant as it exemplifies the design, form and construction techniques used to construct asymmetrical residences for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Educational Establishment Building, St Columba's Catholic College
Street Address	6-8 Hackett Terrace, Charters Towers
Lot/Plan	L1/RP742961
Type of Place	Educational Establishment
Construction Date	1881
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	Northern Advocate, 17/03/1877 The Northern Miner, 07/07/1944, p. 4

Description of Place

Church built at Millchester. Rebuilt in 1881. Removed to current location at Mt Carmel College - today's St Columba's Catholic College after 1916. Repurposed as a science room.

Heritage Significance of Place

Criterion 1 Historical – The place makes a significant contribution to our understanding of local history.

Statement This former church is a low set timber framed building that was removed to this site after 1916. It is significant for its association with the Catholic community and connection to the development of boarding Educational Establishment at Charters Towers after 1918 when buildings were relocated for educational use.

Location Map of Place



Photos of Place



Name of Place	Richmond Hill Methodist Church (Blue Nurses; Blue Care)
Street Address	60 Hackett Terrace, Charters Towers
Lot/Plan	L1/CT18286
Type of Place	Church
Construction Date	1899
Integrity	Altered sympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 01/01/1899 The Northern Miner, 11/11/1950, p. 2

Description of Place

Richmond Hill Methodist Church built on the current Richmond Hill Educational Establishment oval facing Prior Street by A J Andrews in 1899. Relocated to current location in 1950. Repurposed for use by Blue Care.

Heritage Significance of Place

Criterion 5 Spiritual – The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons..

Statement The Richmond Hill Methodist Church is a timber church building that was erected in Prior Street in 1899. It is significant for its special association with the members of the Methodist Church in the suburb of Richmond Hill and continuing association with the work of today's Blue Care after the building was removed to its present location on Hackett Terrace in 1950.

Location Map of Place



Photos of Place



Name of Place	Mt Alma (Mt Alma)
Street Address	92 Hackett Terrace, Charters Towers
Lot/Plan	L5/MPH20370
Type of Place	Dwelling House
Construction Date	1886
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 12/05/1920, p. 2 Michael Brumby, Beyond the Bin, Charters Towers: Charters Towers Archives, 1998.

Description of Place

Built for Henry Edward Paradise around 1886. Re-cast as Mt Alma Private Hospital as conducted by Dr Robert Huxtable after 1907.

Heritage Significance of Place

Criterion 4	Aesthetic – The place has aesthetic qualities that contribute to its cultural heritage significance.
Statement	Mt Alma is a single-storey timber framed Dwelling House that was built in slightly elevated position for Henry Edward Paradise around 1886. The building has a high degree of intactness and displays beautiful attributes. Its aesthetic significance is generated by its fine proportions, balanced arrangement of elements and craftsmanship.



Name of Place	Dwelling House
Street Address	98 Hackett Terrace, Charters Towers
Lot/Plan	L11/MPH20370
Type of Place	Dwelling House
Construction Date	1890
Integrity	Altered sympathetically
Condition	Fair condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Associated with the work of Show Society volunteer Wallace James.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This low set timber framed four roomed cottage facing Hackett Terrace is significant as it exemplifies the design, form and construction techniques used to construct four roomed cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Dwelling House
Street Address	96 Hackett Terrace, Charters Towers
Lot/Plan	L7/MPH20370
Type of Place	Dwelling House
Construction Date	1890
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built around 1890.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This low set timber framed Dwelling House facing Hackett Terrace is significant as it exemplifies the design, form and construction techniques used to construct two room cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Inland Fuel Depot
Street Address	7 Harris Lane, Charters Towers
Lot/Plan	L3/SP148693
Type of Place	Fuel Depot
Construction Date	1942
Integrity	Altered sympathetically
Condition	Fair condition
Inspection Date	28 June 2020
References	National Archives of Australia, DWB [Director of Works and Buildings] - RAAF - Inland petrol storage - Charters Towers Qld - Hiring of site [Property number 389] The History of the Queensland Main Roads Commission During World War TWO 1939 - 1945

Description of Place

Site of RAAF 9 Inland Aircraft Fuel Depot at Charters Towers. Built on waste land adjacent to the main rail line along the old Queen group of mines. Tanks were covered with mullock from the former mines to camouflage and protect them. Went into operation on 1 June 1942 and disbanded 29 August 1944.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	The Inland Fuel Depot was built on waste land adjacent to the main rail line along the old Queen group of mines in 1942. The depot provides tangible evidence of Charters Towers involvement in the Pacific War from 1942 to 1945.

Location Map of Place



Photos of Place



Name of Place	Igloo
Street Address	8 Harris Lane, Charters Towers
Lot/Plan	L677/SP115189
Type of Place	Structure
Construction Date	1942
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 04/02/1946, p. 3

Description of Place

Igloo in Harris Lane was built beside the Inland Aircraft Fuel Depot.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	The Igloo in Harris Lane was built beside the Inland Aircraft Fuel Depot in 1942. The depot provides tangible evidence of Charters Towers involvement in the Pacific War from 1942 to 1945.

Location Map of Place



Photos of Place



Name of Place	Brilliant Hotel (former)
Street Address	62 High Street, Charters Towers
Lot/Plan	L1/MPH21645
Type of Place	Hotel
Construction Date	1889 (Architect: W.G. Smith and Son)
Integrity	Altered unsympathetically
Condition	Good condition
Inspection Date	25 June 2020
References	The Northern Miner, 11/07/1889, p. 3 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built in 1889 for Edward Larkins.

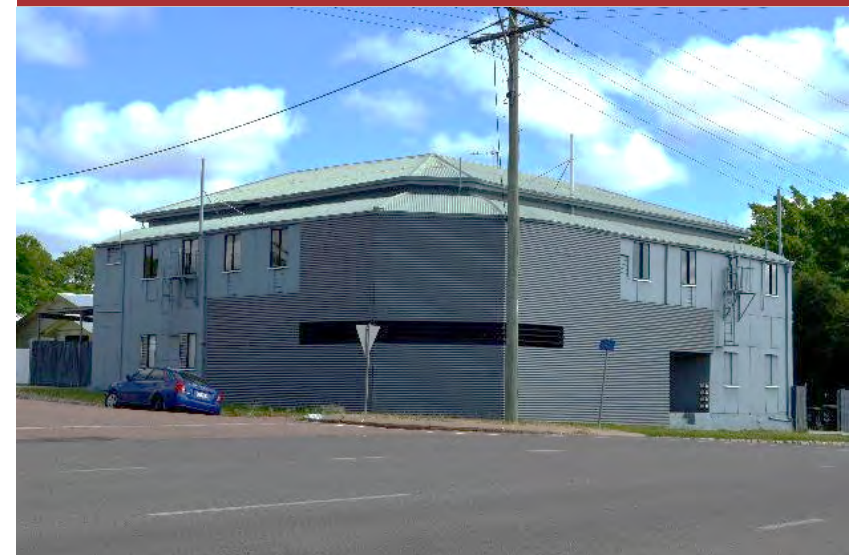
Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	The Brilliant Hotel is a two storey brick building that was built on the corner of Melville and High Streets in 1889. It is significant as it exemplifies the design, form and construction techniques used to build hotels during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Charters Towers Lock-up (former) (Charters Towers Gaol)
Street Address	20-22 Hodgkinson Street, Charters Towers
Lot/Plan	L10/CT18282
Type of Place	Lock-Up
Construction Date	1888
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	Queensland State Archives, ID 1162; 259974; 289974.; 290475; 581433 and 581431 The Northern Miner, 14/04/1888

Description of Place

Built adjacent to the new court house in 1888. Closed after the police station in Gill Street was rebuilt in 1991.

Heritage Significance of Place

Criterion 3 **Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.**

Statement The largely intact Charters Towers Lock-up (former) comprises a set of timber framed cells within a timber stockade, since removed. It is significant for how the lock up was designed and located behind the residence of the Lock-up keepers residence, which still stands, and built adjacent to the newly opened court house in Hodgkinson Street in 1888, staying in use until 1991.

Location Map of Place



Photos of Place



Name of Place	Crago Residence
Street Address	68 Hodgkinson Street, Charters Towers
Lot/Plan	L12/MPH13922
Type of Place	Dwelling House
Construction Date	1890
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built around 1890.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	The Crago residence is a low set timber framed Dwelling House, asymmetrical in layout facing Hodgkinson Street. Is it exemplifies the design, form and construction techniques used to construct asymmetrical cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Brilliant Block Mine Shaft
Street Address	103-107 Hodgkinson Street, Charters Towers
Lot/Plan	L1/CP849622
Type of Place	Mine Shaft
Construction Date	1889
Integrity	Altered sympathetically
Condition	Fair condition
Inspection Date	28 June 2020
References	North Queensland Register's Mining History of Charters Towers 1872 to 1897, Charters Towers, North Queensland Register, 1897.

Description of Place

Vertical shaft sunk in the wake of the discovery of Brilliant line of reef by the Brilliant Block Company in 1889. Shaft sinking broke all then existing records. Bottomed below 1,00 ft. Figured in the loss of three of the seven miners killed in the Brilliant fire accident in 1904. Reopened in the 1990s by Charters Towers gold as an escape shaft with a new steel head frame.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	Brilliant Block Mine Shaft and surrounding remains are situated in Hodgkinson Street. The shaft reflects the immense gold mining activity that occurred in Charters Towers from 1872 to 1917 and in particular the opening up of the Brilliant line reef after 1888 which saw Charters Towers become the second largest city in Queensland during this time period and the third largest gold field in Australia.

Location Map of Place



Photos of Place



Name of Place	Dwelling House
Street Address	40 King Street, Charters Towers
Lot/Plan	L1/MPH34007
Type of Place	Dwelling House
Construction Date	1885
Integrity	Altered unsympathetically
Condition	Fair condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Residence built for carpenter and building contractor Walter Hudson and family in 1885. Hudson lived here for 67 years.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This low set brick Dwelling House facing King Street is significant as it exemplifies the design and form used to construct four roomed cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911 while being a rare example of a cottage constructed in brick.

Location Map of Place



Photos of Place



Name of Place	Dwelling House
Street Address	43 King Street, Charters Towers
Lot/Plan	L1/MPH920
Type of Place	Dwelling House
Construction Date	1890
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	The Queensland Post Office Directory, 1923

Description of Place

Removed for Walter J Hobson from Manners Street to this site in 1913.

Heritage Significance of Place

Criterion 3 **Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.**

Statement This low set timber framed four roomed cottage facing King Street is significant as it exemplifies the design, form and construction techniques used to construct four roomed cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Charters Towers Cemetery (Lynd Highway Cemetery)
Street Address	32-62 Lynd Highway, Charters Towers
Lot/Plan	L218/C8220
Type of Place	Cemetery
Construction Date	1895
Integrity	Substantially intact
Condition	Poor condition
Inspection Date	4 May 2020
References	The Northern Miner, 04/07/1895 and The Northern Miner, 10/12/1948

Description of Place

Opened in September 1895 to replace the so called Pioneer Cemetery. Still in use.

Heritage Significance of Place

Criterion 5 Spiritual – The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons..

Statement The Charters Towers Cemetery has a special attachment for the people of Charters Towers for being the final resting place of many local people, some who were prominent citizens, along with a section set aside for Commonwealth War Graves mainly for soldiers who died during the Second World War.

Location Map of Place



Photos of Place



Name of Place	Charters Towers Airport (Corinda Aerodrome; Aerodrome)
Street Address	1-13 Macpherson Street, Charters Towers
Lot/Plan	L5/SP113252
Type of Place	Airport
Construction Date	1942
Integrity	Altered sympathetically
Condition	Good condition
Inspection Date	25 June 2020
References	Roger Marks, Queensland Airfields WW - 50 Years On, Brisbane, 1994

Description of Place

Comprises two runways built in three weeks in 1942. Built for the USAAF to carrying long range bombing missions over Papua and New Guinea.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	The Charters Towers Airport comprising two runways, hard stands, igloos and other buildings, dispersal areas and taxiways that were built on the Northern outskirts of Charters Towers as a war time measure in 1942. The airport provides tangible evidence of Charters Towers involvement in the Pacific War from 1942 to 1945.

Location Map of Place



Photos of Place



Name of Place	St Mary's Convent (former) (St Mary's College)
Street Address	59-69 Mary Street, Charters Towers
Lot/Plan	L509-514/CT18219
Type of Place	Educational Establishment
Construction Date	1892 (Architect: W G Smith and Son)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	Brisbane Courier, 04/12/1892, p. 5 Catholic Diocese of Townsville, The Diocesan Timeline 1770 - 2014 at https://www.tsv.catholic.org.au/diocese/diocesan-office/archives-6znxmu/

Description of Place

Opened in 1892 to replace original convent erected for the Sisters of Mercy in 1882. First provider of secondary Educational Establishing at Charters Towers. Current building designed by W G Smith and Sons and built by O'Meara Brothers in 1892. Good Samaritan Sisters took over in 1900 and left in 1978. Saint Mary's, St Columba's Primary and Mount Carmel College amalgamated in 1997 to become Columba Catholic College under lay principalship.

Heritage Significance of Place	
Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	St Mary's College (former) was built as a timber framed two storey convent facing High Street in 1892. The former convent makes a significant contribution to our understanding of the history of education of Charters Towers especially being the first high Educational Establishment to open on the goldfield to educate girls.

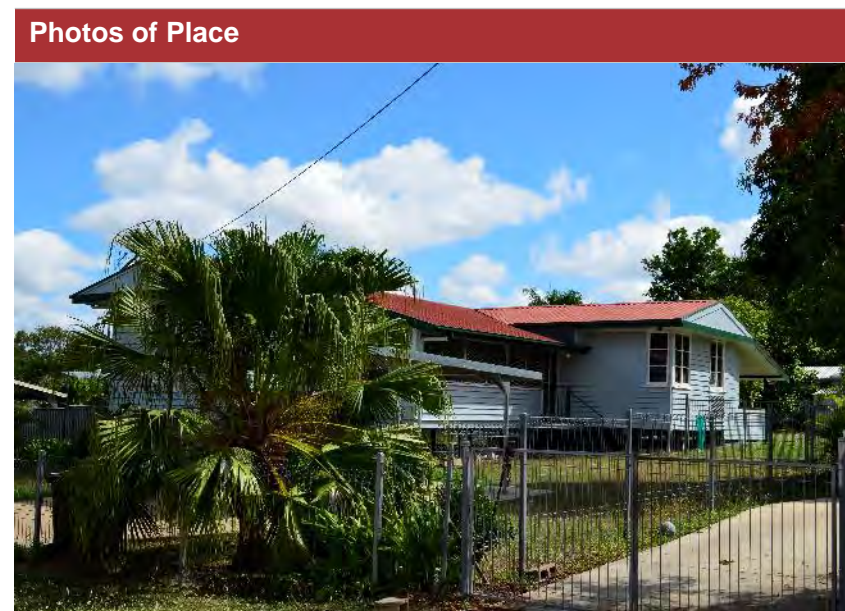


Name of Place	Jesmond Dene
Street Address	3 Mexican Street, Charters Towers
Lot/Plan	L2/MPH1215
Type of Place	Dwelling House
Construction Date	1890
Integrity	Altered sympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Used by Isabella Wishart and then her daughter Virginia Morray as a nursing home from 1920-1947.

Heritage Significance of Place	
Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	This high set timber framed Dwelling House four roomed cottage facing Mexican Street is significant for its use as a nursing or birthing home from 1920 to 1947.
Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This high set timber framed Dwelling House four roomed cottage facing Mexican Street is significant as it exemplifies the design, form and construction techniques used to construct four room cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.



Name of Place	Gasworks Chimney (Gas Works)
Street Address	17-21 Mill Street, Charters Towers
Lot/Plan	L234/DV630
Type of Place	Gasworks
Construction Date	1888
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	The Northern Miner, 31/08/1887 , p. 3 The Northern Miner, 09/05/1888, p. 3

Description of Place

Charters Towers Gas, Coke, Coal and Light Co Ltd established a gas works on this site in 1888. Supplied gas for lighting in the main streets. Company survived until the City Council took over in 1955. Chimney last surviving evidence of the company's operations. Site used as a brickworks in 1972.

Heritage Significance of Place

Criterion 1 Historical – The place makes a significant contribution to our understanding of local history.

Statement Charters Towers Gas, Coke, Coal and Light Co Ltd established a gasworks on the corner of Mill Street and Boundary Road in 1888 to supply lighting to the principal businesses in Charters Towers. As the final remnant of its works, it demonstrates the growth and development pattern of the reticulation of a major public utility, the gas supply and its infrastructure in Charters Towers.

Location Map of Place



Photos of Place



Name of Place	St Patrick Hotel (St Patrick's Hotel)
Street Address	32-36 Mill Street, Charters Towers
Lot/Plan	L1/MPH20745
Type of Place	Hotel
Construction Date	1905 (Architect: Charles William Smith)
Integrity	Altered unsympathetically
Condition	Fair condition
Inspection Date	28 June 2020
References	The Northern Miner, 25/08/1905, p. 2

Description of Place

Built after fire destroyed the original St Patrick Hotel on this site facing Mill Street in 1905. Designed by Charles W Smith.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	The St Patrick Hotel is a two storey brick building that was built on the corner of Mill and Vulture Streets in 1905. It is significant as it exemplifies the design, form and construction techniques used to build hotels during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place

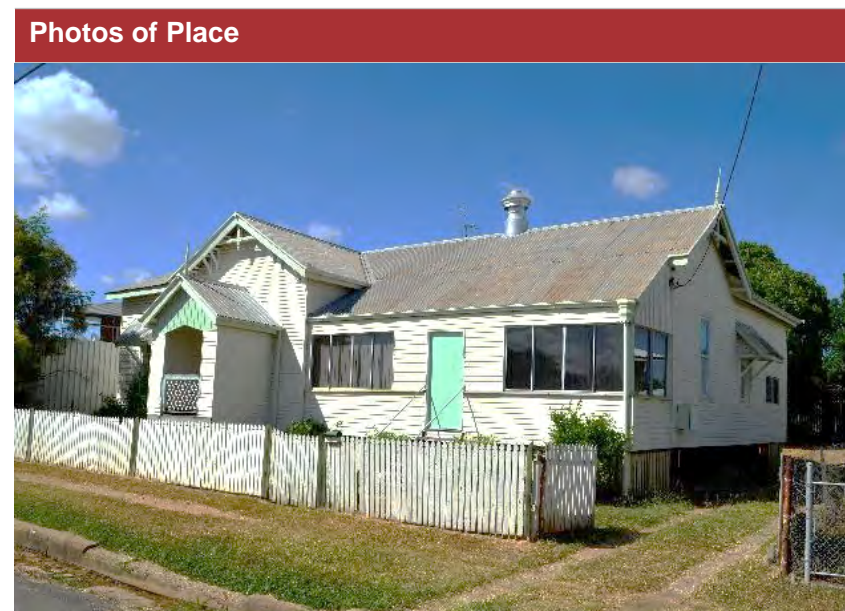


Name of Place	Queenton Post Office
Street Address	8 Millchester Road, Charters Towers
Lot/Plan	L6/RP707261
Type of Place	Post Office
Construction Date	1888
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	Brisbane Courier: 18/08/1888, p. 9. Rea, Malcolm. An Australian Post Office: Queenton. Public Relations Section, GPO: Brisbane, 1972.

Description of Place

Built for the Queensland colonial government as the Queenton Telegraph and Post Office in 1888 by Taylor and Hubbard. Additions made in 1899. Continued in use as a post office until 1975.

Heritage Significance of Place	
Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	The former Queenton Post Office is a timber framed building that was erected on Millchester Road in 1888. It is significant for being one of the few remaining timber post office buildings still standing in Queensland.
Criterion 5	Spiritual – The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons..
Statement	The former Queenton Post Office has a strong association with the community of the township of Queenton for the crucial role it played in the provision of essential postal and telecommunication services.



Name of Place	Dwelling House
Street Address	13 Millchester Road, Charters Towers
Lot/Plan	1/MPH1289
Type of Place	Dwelling House
Construction Date	1890
Integrity	Altered unsympathetically
Condition	Fair condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built around 1890.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This low set timber framed Dwelling House facing Millchester Road is significant as it exemplifies the design, form and construction techniques used to construct two room cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Dwelling House (Henry Weare's House)
Street Address	88 Millchester Road, Charters Towers
Lot/Plan	L1/MPH20381
Type of Place	Dwelling House
Construction Date	1901
Integrity	Altered unsympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	Anonymous, Henry Weare Biography

Description of Place

Built for Henry Edgar Weare, the father of Henry Edgar Weare in 1901. The son Henry lived in the house until his death in 2007.

Heritage Significance of Place

Criterion 1 Historical – The place makes a significant contribution to our understanding of local history.

Statement This four roomed cottage which was built facing Millchester Road around 1901 has a special association with Henry Edgar Weare (1909-2007). Weare made a notable contribution to the history of Charters Towers. He was a noted local published poet, a long serving member of the Excelsior Band and shared his memories and experiences of Charters Towers up until his death in 2007 with local people and visitors.

Location Map of Place



Photos of Place



Name of Place	Park Hotel
Street Address	1 Mosman Street, Charters Towers
Lot/Plan	L22/RP804190
Type of Place	Hotel
Construction Date	1888
Integrity	Altered unsympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	Specifications of Alterations and Renovations to Park Hotel at Charters Towers for Thornburgh College, P and M Educational Establishments Association Michael Brumby, Beyond the Bin, Charters Towers, Charters Towers Archives, 1999.

Description of Place

Built by Benjamin Toll as a hotel for mining magnate William Denis Casey in 1888. Accommodated Mt Carmel students during the Second World War. Purchased by Thornburgh College in 1949. Refitted for teaching manual arts and later as classrooms for primary Educational Establishments. Remodelled in 1984 by Bill and Margo Harding as a hotel/motel complex with rooms added at the rear.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	The Park Hotel is a two storey brick building that was built on the apex of Mosman and Deane Streets in 1888. It is significant as it exemplifies the design, form and construction techniques used to build hotels during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Waverley Hotel
Street Address	19-25 Mosman Street, Charters Towers
Lot/Plan	L1/RP726134, L3/RP745520 and L55/CT18220
Type of Place	Hotel
Construction Date	1889 (Architect: Tunbridge and Tunbridge)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built for John Robb in 1889. Designed by Tunbridge and Tunbridge.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	The Waverley Hotel is a two storey brick building that was built on the corner of Mosman and Jane Streets in 1889. It is significant as it exemplifies the design, form and construction techniques used to build hotels during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Buckland's Shops
Street Address	56 Mosman Street, Charters Towers
Lot/Plan	L201/CT1824
Type of Place	Shops and Offices
Construction Date	1887
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 13/05/1886, p. 1 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built for local entrepreneur (Sir) Thomas Buckland in 1886 to house aspects of his expanding business activity and interests: a butcher's shop on the ground floor with a machinery agency on the first floor.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Buckland's Shops is a two storey brick building on the corner of Mosman and Elizabeth Streets. It was built as a set of shops with office space on the first floor for prominent businessman (Sir) Thomas Buckland in 1887. Buckland's Shops is significant as it exemplifies the design, form and construction techniques used during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	John Surgeon's Butcher Shop (former)
Street Address	57-61 Mosman Street, Charters Towers
Lot/Plan	L2/RP700188 and L411/CT1824
Type of Place	Shop
Construction Date	1887 (Architect: W G Smith and Son)
Integrity	Altered sympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 11/03/1887, p. 3

Description of Place

Built as a butcher's shop for John Surgeon 1887. Designed by W G Smith and Son. Smith concurrently designed and erected E D Miles' Exchange premises beside at the same time.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Surgeon's Butcher Shop was built facing Mosman Street in 1887. It is significant as it exemplifies the design, form and construction techniques used to build retail butcheries during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Buckland's Building (Old Commonwealth Bank Building)
Street Address	64-66 Mosman Street, Charters Towers
Lot/Plan	L103/CT1824
Type of Place	Shops and Offices
Construction Date	1886
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	Brisbane Courier, 08/10/1886, p. 3

Description of Place

Built for (Sir) Thomas Buckland as a set of shops on the ground floor with professional offices on the first floor.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Buckland's Building is a two storey brick building facing Mosman Street. It was built as a set of shops with office space on the first floor for prominent businessman (Sir) Thomas Buckland in 1886. Buckland's Building is significant as it exemplifies the design, form and construction techniques used during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Edmeades Park
Street Address	68 Mosman Street, Charters Towers
Lot/Plan	L1104/CT1824
Type of Place	Park
Construction Date	1985
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 03/11/1953, p. 1 Monument Australia, Dr Thomas Edmeades at 1985 - http://monumentaustalia.org.au/themes/people/medicine/display/94454-dr-thomas-edmeades-

Description of Place

Site of Collins Exchange Hotel destroyed by fire. Repurpose as a basketball court in the 1950s. Transformed into a park in 1985. Named after Dr Thomas Roy Edmeades MB, BS, a former medical practitioner who served the people of Charters Towers from 23 January 1916 to 1 January 1971.

Heritage Significance of Place

Criterion 5	Spiritual – The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons..
Statement	Edmeades Park was created on ground facing Mosman Street once occupied by Collins Exchange hotel that was destroyed by fire in 1926. The park holds a strong attachment to the people of Charters Towers for commemorating the life and work of Dr Thomas Roy Edmeades, a doctor who served in Charters Towers from 1916 to 1971.

Location Map of Place



Photos of Place



Name of Place	Union Bank (former) (Visitors' Information Centre)
Street Address	74 Mosman Street, Charters Towers
Lot/Plan	L1107/CT1824
Type of Place	Bank
Construction Date	1880 (Architect: F D G Stanley)
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	The Northern Miner, 13/07/1880.

Description of Place

Built for the Queensland National Bank to a design by F D G Stanley on land beside in 1880. Relocated to this site in 1890 to become premises for the Union Bank until branch closed in 1925. Used as a Educational Establishment of Arts library. Moved to the rear of the lot to make way for development of the George Foy Memorial Square in 1953. Moved to its current location in 2003 to become the Visitor's Information Centre.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	The Union Bank is timber framed building was built for the Queensland National Bank on Mosman Street to a design by F D G Stanley on land beside in 1880. It was relocated to this site in 1890 to become premises for the Union Bank until the branch closed in 1925. It contributes significantly to our understanding of the rise and development of banking activity and its growing importance when Charters Towers went on to become the most important goldfield in Queensland in 1901. It is significance for it being one of the earliest bank buildings on Charters Towers although it is heavily modified.

Location Map of Place



Photos of Place



Name of Place	Hunter's Mining Exchange
Street Address	83-85 Mosman Street, Charters Towers
Lot/Plan	L1/RP708318
Type of Place	Shops and Offices
Construction Date	1886
Integrity	Altered sympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997. Michael Brumby, Charters Towers 1887: Celebrating the Photographic work of Carey Jamieson Allom and Arthur Rudolph Bailey, Charters Towers, Charters Towers Archives, 2004. Wikipedia: Ernest Hunter - en.wikipedia.org/wiki/Ernest_Hunter

Description of Place

Built as a mining exchange in December 1886 for sharebroker Ernest Charles James Hunter (1860-1944) Designed by W G Smith and Sons and erected by C Palmer.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Hunter's Mining Exchange is a single storey brick building facing Mosman Street. It was built as offices for Ernest Charles James Hunter (1860-1944) in 1886. Hunter's Mining Exchange is significant as it exemplifies the design, form and construction techniques used to build premises used to manage the financial work of mining companies during the growth of Charters Towers as north Queensland' most prominent goldfield up until 1911. It is significant for being the first building erected on the goldfield to carry out financial exchanges by sharebrokers and the general public in mining investments.

Location Map of Place



Photos of Place



Name of Place	A B Bright Mining Exchange (Mining Exchange)
Street Address	84 Mosman Street, Charters Towers
Lot/Plan	L1111/CT1824
Type of Place	Offices
Construction Date	1896 (Architect: Charles William Smith)
Integrity	Altered sympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	North Queensland Register, 16/09/1896, p. 16

Description of Place

Built as a mining exchange offices for Alan Baker Bright in 1896. Designed by C W Smith and erected by Wyatt and Gates.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	A B Bright Mining Exchange is a single storey brick building facing Mosman Street. It was built as offices for Alan Baker Bright in 1896. A B Bright Mining Exchange is significant as it exemplifies the design, form and construction techniques used to build offices to manage the financial work of mining companies during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Ross's Building (1888) Mosman Street
Street Address	87-89 Mosman Street, Charters Towers
Lot/Plan	L1/RP715159
Type of Place	Shop
Construction Date	1888
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 14/04/1888, p. 3

Description of Place

Remnant single storey section of Ross's Building erected between Mosman, Gill and Bow Streets by Hugh Ross in 1888. Two storey centre section lost to fire in 1992. Three sets of premises facing Mosman Street.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Ross's Building (1888) is a single storey brick building facing Mosman Street. It was built as a set of shops by Hugh Ross in 1888. Ross's Building (1888) is significant as it exemplifies the design, form and construction techniques used during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Prince of Wales Hotel (former) (Prince of Wales Hotel; Paul Carney Toyota; Towers Arts)
Street Address	96-98 Mosman Street, Charters Towers
Lot/Plan	L114/CT1824 and L115/CT1824
Type of Place	Hotel
Construction Date	1885
Integrity	Altered unsympathetically
Condition	Fair condition
Inspection Date	28 June 2020
References	The Northern Miner, 5/9/1885, p. 3 Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built for John Romberg in 1885. Liquor licence transferred to hotel opposite in 1935

Heritage Significance of Place

Criterion 3 **Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.**

Statement The Prince of Wales Hotel is a single storey brick building that was built facing Mosman Street in 1885. It is significant as it exemplifies the design, form and construction techniques used to build hotels during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Royal Hotel (Royal Private Hotel)
Street Address	100-106 Mosman Street, Charters Towers
Lot/Plan	L310/CT1824
Type of Place	Hotel
Construction Date	1888 (Architect: W G Smith and Son)
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	The Northern Miner, 25/11/1887, p. 3 and The Northern Miner, 29/06/1888, p. 3

Description of Place

Site of the first store and hotel erected on Charters Towers in 1872. Second iteration of the Royal Hotel built for miner John Romberg in 1888. Designed by W G Smith and Son and built by Ben Toll.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	The Royal Hotel is a two storey brick building that was built on the site to replace the first hotel on the goldfield facing Mosman Street in 1888. It is significant as it exemplifies the design, form and construction techniques used to build hotels during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Arthur Titley Centre (Horticultural Hall - Criterion House)
Street Address	101-105 Mosman Street, Charters Towers
Lot/Plan	L504/CT1824, L506/RP895507 and L1/RP708357
Type of Place	Hall
Construction Date	1885 (Architect: W G Smith Jr)
Integrity	Altered sympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 25/04/1885, p. 2.

Description of Place

Set of public reception rooms opened in 1986. Contained within two former shops built for Whitehead Brothers on the left and Criterion House on right.

Criterion House built for draper Andrew G Hillyard in 1885. Designed by W G Smith jr. Remodelled for use as a mechanical repair shop; later postal institute and federal electoral office.

Merged with the two Whitehead Stores beside in 1986 to become the Arthur Titley Centre.

Heritage Significance of Place

Criterion 5 Spiritual – The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons..

Statement The Arthur Titley Centre is located in Mosman Street. It comprises two former shops: Criterion House built for draper Andrew G Hillyard in 1885 and Whiteheads drapery and grocer shop built in 1887: both built in brick. The Charters Towers Horticultural Society purchased Whiteheads store in 1933 to exhibit members work and conduct meetings, and to make available to the community for social gatherings. Then known as the Horticultural Hall, it became popular place for balls, dances and public meetings up to the present day. The Hall was re-purposed when it incorporated the former Criterion House into the build in 1986.

Location Map of Place



Photos of Place



Name of Place	Chicago Warehouse Building
Street Address	129 Mosman Street, Charters Towers
Lot/Plan	L4/RP720880
Type of Place	Shop
Construction Date	1902 (Architect: Thomas Henry Hubbard)
Integrity	Readily reversible
Condition	Poor condition
Inspection Date	28 June 2020
References	The Evening Telegraph, 12/05/1902, p. 3

Description of Place

Built as the Chicago Warehouse for the Carson family in 1902. Designed by Thomas Henry Hubbard.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Chicago Warehouse was built in brick for the Carson family on the corner of Mosman and Lee Streets in 1902 is significant as it exemplifies the design, form and construction techniques used during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Club House Hotel
Street Address	131 Mosman Street, Charters Towers
Lot/Plan	L2/RP700196 and L601/CT1824
Type of Place	Hotel
Construction Date	1889
Integrity	Altered sympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 04/04/1889, p. 3 The Evening Telegraph, 17/03/1910, p. 2

Description of Place

Rebuilt in 1889 in brick to replace original constructed with walls made from wattle and daub for owner John Gard in 1874. Renovated to become the Charters Towers Technical College in 1910.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	The Club House Hotel is a single storey brick building that was built facing Mosman Street to replace the original constructed with walls made from wattle and daub for owner John Gard in 1874 in 1889. It is significant as it exemplifies the design, form and construction techniques used to build hotels during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Commercial Hotel (Mac's Hotel)
Street Address	151-155 Mosman Street, Charters Towers
Lot/Plan	L1/RP745528, L606/CT1824 and L2/CT1824
Type of Place	Hotel
Construction Date	1887 (Architect: Rooney Brothers)
Integrity	Altered sympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 09/06/1887, p. 3

Description of Place

Built and designed by Rooney Brothers as Mac's Hotel in 1887. Renamed Commercial Hotel in 1893.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	The Commercial Hotel is a two storey brick building that was built facing Mosman Street in 1887. It is significant as it exemplifies the design, form and construction techniques used to build hotels during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	St Paul's Playhouse (St Paul's Church of England; Towers Players)
Street Address	156-160 Mosman Street, Charters Towers
Lot/Plan	L2/RP724106
Type of Place	Church
Construction Date	1883 (Architect: W G Smith Jr)
Integrity	Altered sympathetically
Condition	Fair condition
Inspection Date	28 June 2020
References	Michael Brumby, The Towers Players: 1962 - 2012.

Description of Place

Second iteration of St Paul's Church on this site. Built by Ben Toll in 1883 and designed by W G Smith jr. Closed in 1965. Repurposed as St Paul's Playhouse in 1969.

Heritage Significance of Place

Criterion 5	Spiritual – The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons..
Statement	St Paul's Church of England is a timber framed church building in upper Mosman Street that was erected in 1883. It is significant for its strong association with the members of Church of England up until 1965 and continuing strong association with the work of the Towers Players since 1969 when it was repurposed as a community theatre for the benefit of the Charters Towers community.

Location Map of Place



Photos of Place



Name of Place	Romberg's Building (Prince of Wales Hotel; Paul Carney Toyota; Towers Arts)
Street Address	96 Mosman Street, Charters Towers
Lot/Plan	L115/CT1824
Type of Place	Shop
Construction Date	1886 (Architect: W G Smith and Son)
Integrity	Altered unsympathetically
Condition	Fair condition
Inspection Date	28 June 2020
References	The Northern Miner, 01/11/1886, p. 1

Description of Place

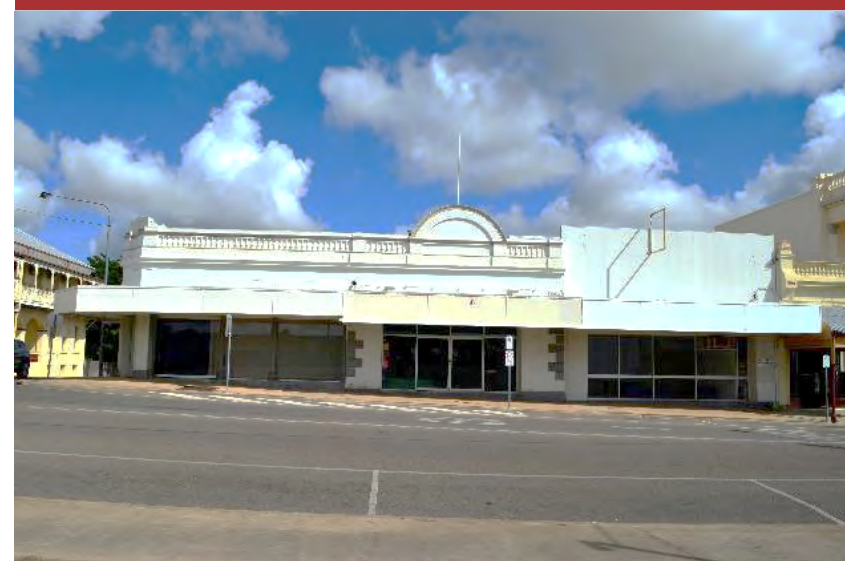
Built on the corner of Mosman and Marion Streets for miner John Romberg. See Prince of Wales Hotel.

Heritage Significance of Place	
Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Romberg's Building is significant as it exemplifies the design, form and construction techniques used two built retail outlets during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Woollen Mil (North Australia Woollen and Worsted Mill - Power House)
Street Address	7 New Queen Road, Charters Towers
Lot/Plan	L1/MPH21569
Type of Place	Factory
Construction Date	1926 (Architect: L Hinks and Co)
Integrity	Altered sympathetically
Condition	Good condition
Inspection Date	28 June 2020
References	Leader (Orange), 18/01/1926, p. 3 The Northern Miner, 02/01/1926, p. 4 The Northern Miner, 04/09/1939, p. 3 Christine Doran, Partner in Progress: A History of Electricity Supply in North Queensland from 1897 to 1987, Townsville: JCU, 1990, pp. 38-9

Description of Place

Built as a woollen mill in 1926 by L Hinks and Co. Business concentrating on generating electricity for the town in 1930 becoming the Charters Towers Electricity Supply Company.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This large single storey reinforced concrete woollen mill built off New Queen Road in 1926 makes a notable contribution to the built environment in Queenton. It is significant for being a rare type of building in north Queensland which was re-purposed in 1930 to supply electricity to Charters Towers up until 1960.

Location Map of Place



Photos of Place



Name of Place	Dwelling House
Street Address	17-19 Norman Dungavell Drive, Charters Towers
Lot/Plan	L1/MPH21511
Type of Place	Dwelling House
Construction Date	1890
Integrity	Substantially intact
Condition	Poor condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built around 1890.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This low set timber framed Dwelling House facing Norman Dungavell Drive is significant as it exemplifies the design, form and construction techniques used to construct two room cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Inland Fuel Depot
Street Address	3-9 Norman Dungavell Drive, Charters Towers
Lot/Plan	L1/RP901157
Type of Place	Fuel Depot
Construction Date	1942
Integrity	Altered sympathetically
Condition	Fair condition
Inspection Date	28 June 2020
References	National Archives of Australia, DWB [Director of Works and Buildings] - RAAF - Inland petrol storage - Charters Towers Qld - Hiring of site [Property number 389] The History of the Queensland Main Roads Commission During World War TWO 1939 - 1945

Description of Place

Site of RAAF 9 Inland Aircraft Fuel Depot at Charters Towers. Built on waste land adjacent to the main rail line along the old Queen group of mines. Tanks were covered with mullock from the former mines to camouflage and protect them. Went into operation on 1 June 1942. and disbanded 29 August 1944.

Heritage Significance of Place

Criterion 1 **Historical – The place makes a significant contribution to our understanding of local history.**

Statement The Inland Fuel Depot was built on waste land adjacent to the main rail line along the old Queen group of mines in 1942. The depot provides tangible evidence of Charters Towers involvement in the Pacific War from 1942 to 1945.

Location Map of Place



Photos of Place



Name of Place	Pioneer Cemetery (Old Cemetery)
Street Address	2-32 North Street, Charters Towers
Lot/Plan	L259/CT1822
Type of Place	Cemetery
Construction Date	1872
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	Queensland Government Gazette, 1875, p. 742 The Northern Miner, 04/07/1895, p. 3

Description of Place

Site of first graveyard for the Millchester Township. Increased in size to 10 acres when gazetted as cemetery reserve in 1875 for all townships comprising Charters Towers. Fenced some time after 1885. Burials ceased in 1895 when a larger new cemetery commenced on the north side of Charters Towers.

Heritage Significance of Place

Criterion 5 Spiritual – The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons..

Statement The Pioneer Cemetery was first used as a burial ground for the township of Millchester in 1872. It increased in size in 1875 to serve as cemetery for all three townships and ceased activity in 1895 when a new cemetery was opened. It holds a strong attachment to the people of Charters Towers for being the final resting place of the earliest people who arrived on the Charters Towers Goldfield.

Location Map of Place



Photos of Place



Name of Place	Dwelling House
Street Address	15 Oliver Street, Charters Towers
Lot/Plan	L1/MPH1293
Type of Place	Dwelling House
Construction Date	1890
Integrity	Substantially intact
Condition	Good condition
Inspection Date	25 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built around 1890.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This low set timber framed four roomed cottage facing Oliver Street is significant as it exemplifies the design, form and construction techniques used to construct four roomed for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Dwelling House
Street Address	12 Oxford Street, Charters Towers
Lot/Plan	L1MPH20419
Type of Place	Dwelling House
Construction Date	1890
Integrity	Substantially intact
Condition	Poor condition
Inspection Date	28 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built around 1890.

Heritage Significance of Place

Criterion 1	Historical – The place makes a significant contribution to our understanding of local history.
Statement	This low set timber framed Dwelling House facing Oxford Street is significant as it exemplifies the design, form and construction techniques used to construct two room cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Dwelling House
Street Address	55-57 Plant Street, Charters Towers
Lot/Plan	L5/MPH20383 and L1/MPH20888
Type of Place	Dwelling House
Construction Date	1895
Integrity	Substantially restored
Condition	Good condition
Inspection Date	25 June 2020
References	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

Description of Place

Built around 1890.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	This low set timber framed Dwelling House facing Plant Street is significant as it exemplifies the design, form and construction techniques used to construct four roomed cottages for accommodation during the growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

Location Map of Place



Photos of Place



Name of Place	Butler's Residence
Street Address	34 Railway Street, Ravenswood
Lot/Plan	L46/GS1066
Type of Place	Dwelling House
Construction Date	1920
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	Don Roderick, Report on the Township of Ravenswood, 1974.

Description of Place

Built by the Butler family some time after 1915.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Butler's Residence is corrugated iron cottage facing Railway Street. It is significant as it exemplifies the design, form and construction techniques used to construct cottages for accommodation during the declining years of Ravenswood after 1915.

Location Map of Place



Photos of Place



Name of Place	St Andrew's Presbyterian Church (Presbyterian Church)
Street Address	27 Ryan Street, Charters Towers
Lot/Plan	L127/CT1824
Type of Place	Church
Construction Date	1885 (Architect: Villiers, Johnson and Shaw)
Integrity	Substantially intact
Condition	Fair condition
Inspection Date	28 June 2020
References	James Stevenson, The Centenary History of the Presbyterian Church in Charters Towers, 1975. The Northern Miner, 24/7/1885, p. 3. The Northern Miner, 06/10/1900, p.3.

Description of Place

Built by Edward Harding to a design by Villiers, Johnson and Shaw in 1885. New hall built at rear by Ben Toll in 1900.

Heritage Significance of Place

Criterion 5	Spiritual – The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons..
Statement	The Presbyterian Church is a timber church building erected in Ryan Street in 1885. It is significant for its special association with the members of the Presbyterian Church at Charters Towers.



Name of Place	Showgrounds (Show Grounds; TPAandM)
Street Address	2-8 Show Street, Charters Towers
Lot/Plan	L1/CT182102
Type of Place	Showgrounds
Construction Date	1881
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 02,07/10/1880

Description of Place

First exhibition conducted by the Towers Pastoral, Agricultural and Mining Association (TPAandM) on these grounds and at the Educational Establishment of Arts in 1881. Grounds subsequently expanded. Various improvements included an Exhibition Hall removed in 1917, and a grandstand in 1903. Sallatina Hall and Wallace James Hall were erected after the Second World War. Shows conducted here from 1881 to present day. Grounds also used for tennis, football, cycling, harness racing, the Country Music Festival since 1978 and the Restorers Club.

Heritage Significance of Place

Criterion 5	Spiritual – The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons..
Statement	The Showgrounds is a large parcel of land that was developed for exhibition use from 1881 onwards. It holds a strong association for the people of Charters Towers as the place where annual shows as organised by the Towers Pastoral, Agricultural and Mining Association have been conducted here almost continuously since that time. The Showgrounds hold a special association with a variety of sporting groups over the past one hundred years. This includes, rugby union, rugby league, cycling, athletics, harness racing and rodeos. It has a special association with the music, being the host facility for the Annual Country Music Festival since it first took place here in 1978.

Location Map of Place



Photos of Place



Name of Place	Charters Towers Seventh Day Adventist Church (Seventh Day Adventist Church)
Street Address	25 York Street, Charters Towers
Lot/Plan	L1/MPH1262
Type of Place	Church
Construction Date	1948
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	Elena Springer, Charters Towers Centenary 1872 - 1972, 1972, p. 80.

Description of Place

Seventh Day Adventist Church formed in Charters Towers in 1942. Met in various halls until church building commenced in 1946 following donation of land by M Evans and completed in 1948. Remodelled in 1955. Military building from Macrossan relocated to site in 1964 to become the youth hall. Church hall also added in 1964.

Heritage Significance of Place

Criterion 5	Spiritual – The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons..
Statement	The Seventh Day Adventist Church is a timber building that was erected in York Street in 1948. It is significant for its strong and continuing association with the members of Seventh Day Adventist Church.

Location Map of Place



Photos of Place



Name of Place	Choristers Hall (York Street Methodist Church; Mosman Park Methodist Church)
Street Address	35 York Street, Charters Towers
Lot/Plan	L2/MPH31787
Type of Place	Church
Construction Date	1906
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	Sandy Bogilevu, A History of Charters Towers Choristers Inc., 2013.

Description of Place

Erected on the corner of Natal Downs Road and Philipson Road in 1906 as the Mosman Park Methodist Church. Removed to this site in 1920. Re-opened as the York Street Methodist Church. Building purchased by the Charters Towers Choristers in 1978.

Heritage Significance of Place

Criterion 5	Spiritual – The place has a strong or special association with a local community or local cultural group, for social, cultural or spiritual reasons..
Statement	The Choristers Hall is a timber building that was erected nearby as the Mosman Park Methodist Church in 1907, after which it was relocated to the corner of York Street and Bluff Road in 1920 to become the York Street Methodist Church. It is significant for its special association with the members of the Methodist Church in Mosman Park and Queenton. It is significant for its strong association with the members of the Charters Towers Choristers who purchased the building in 1978 for practice and performances for the Charters Towers community in order to sustain the city's long interest and success in music in many forms.

Location Map of Place



Photos of Place



Name of Place	Coward's Butcher Shop (B T Meats)
Street Address	41 York Street, Charters Towers
Lot/Plan	L1/MPH1217
Type of Place	Shop
Construction Date	1919
Integrity	Substantially intact
Condition	Good condition
Inspection Date	28 June 2020
References	The Northern Miner, 20/01/1913, p. 3 The Northern Miner, 02/10/1947, p. 3

Description of Place

W Coward and Son's butcher shop York Street first mentioned in 1919.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	Coward's Butcher Shop was built on York Street around 1919. It is significant as it exemplifies the design, form and construction techniques used to build retail butcheries during the declining years of Charters Towers when it was no longer north Queensland's most prominent goldfield.

Location Map of Place



Photos of Place



Name of Place	John Surgeon's York Street Butcher Shop
Street Address	85 York Street, Charters Towers
Lot/Plan	L2/MPH30687
Type of Place	Shop
Construction Date	1911
Integrity	Altered sympathetically
Condition	Fair condition
Inspection Date	28 June 2020
References	Queensland Towns Directory, 1911

Description of Place

John Surgeon's butcher shop in York Street first mentioned in 1911.

Heritage Significance of Place

Criterion 3	Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.
Statement	John Surgeon's York Street Butcher Shop was built around 1911. It is significant as it exemplifies the design, form and construction techniques used to build retail butcheries during the declining of Charters Towers as north Queensland's most prominent goldfield.

Location Map of Place



Photos of Place



Place name	Real property description	Address	Criterion
State High School	240DV702	97-113 Towers Street	1
Morgue (1885) Morgue (1904) Operating Theatre (1899) Open Air Ward (1923) Baby Clinic (1927)	1CT1826	135-139 Gill Street	1
Dwelling	2RP734952	147 Gill Street	1
Dwelling	1RP731409	149 Gill Street	1
Dwelling	2RP716569	149 Gill Street	1
Dwelling	1MPH1381	272-274 Gill Street	1
Old Bank of NSW	519CT1824	34-36 Gill Street	1 and 4
Dwelling	3SP218322	46 Church Street	1
City Hall	105CT1824 106CT1824	72 Mosman Street	1 and 4
Significance related to ex-Grand Secret tennis courts	4MPH13541	69 Cambridge Street	1 and 3
Dwelling	10MPH20669	24 Plant Street	1
Strong Room	1DV617	35 Deanes Road	1
Shop (A.E. Sellars – Carrier)	100SP303847	3 Enterprise Road	1
Dwelling	1MPH1155	7 Farrelly Street	1
Dwelling	1MPH20868	57 Dalrymple Road	1
WW2 Bore Sight Range - Airport	2RP724021	1-13 MacPherson Street	1
Dwelling	2MPH13681	9 Wilson Street	1
Dwelling	2MPH1527	4 Craven Street	1
Dwelling	1MPH21553	7 Enterprise Road	1
Dwelling	4MPH21553	9 Enterprise Road	1
Dwelling	3MPH21553	11 Enterprise Road	1
Dwelling	1MPH1690	6 Victory Street	1
Dwelling	2MPH1690	4 Victory Street	1
Dwelling	3MPH1690	2 Victory Street	1
Dwelling	1MPH1374	5 York Street	1
Dwelling	3MPH1374	7 York Street	1
Dwelling	2MPH1374	9 York Street	1
Dwelling	1MPH1377	15 York Street	1
Dwelling	3MPH1377	17 York Street	1
Dwelling	2MPH1506	29 York Street	1
Dwelling	1MPH1506	31 York Street	1
Dwelling	1MPH13749	39 York Street	1
Dwelling	1MPH34841	43 York Street	1
Dwelling	7MPH13749	49 York Street	1
Dwelling	5MPH13749	57 York Street	1
Dwelling	1MPH1272	59 York Street	1
Dwelling	2MPH1625	61 York Street	1
Dwelling	1MPH314	63 York Street	1
Dwelling	2MPH20910	73 York Street	1
Dwelling	1MPH21370	77-79 York Street	1
Dwelling	2MPH1554	76 York Street	1
Dwelling	1MPH21651	70 York Street	1
Dwelling	11MPH13746	68 York Street	1
Dwelling	98RP911813	58-62 York Street	1
Dwelling	1MPH853	56 York Street	1
Dwelling	1MPH1371	54 York Street	1
Dwelling	2MPH1272	52 York Street	1
Dwelling	1MPH1427	48 York Street	1

Place name	Real property description	Address	Criterion
Dwelling	1MPH30473	42 York Street	1
Dwelling	3MPH21197	26 York Street	1
Dwelling	2MPH1638	22 York Street	1
Dwelling	4MPH1513	20 York Street	1
Dwelling	1MPH1513	18 York Street	1
Dwelling	1MPH33416	8 York Street	1
Dwelling	4MPH1690	1 Sadds Lane	1
Dwelling	1MPH21649	3 Sadds Lane	1
Dwelling	2MPH1527	4 Craven Street	1
Dwelling	2MPH21649	5 Sadds Lane	1
Dwelling	2MPH1513	11 Sadds Lane	1
Dwelling	3MPH1513	13 Sadds Lane	1
Dwelling	1MPH21197	15 Sadds Lane	1
Dwelling	3MPH1519	23 Sadds Lane	1
Dwelling	1MPH31408	31 Sadds Lane	1
Dwelling	2MPH1650	51 Sadds Lane	1
Dwelling	1MPH1650	53 Sadds Lane	1
Dwelling	1MPH1327	13 Bluff Road	1
Dwelling	1MPH1491	22 Bluff Road	1
Dwelling	1MPH13612	6 Bluff Road	1
Dwelling	4MPH13612	13 Armstrong Road	1
Dwelling	5MPH13738	30 Armstrong Road	1
Dwelling	1MPH13582	28 Armstrong Road	1
Dwelling	2MPH13716	10 Armstrong Road	1
Dwelling	1MPH40282	8 Armstrong Road	1
Dwelling	1MPH20514	18 Phillipson Road	1
Dwelling	1MPH20579	6 Phillipson Road	1
Dwelling	1MPH596	12 Tram Street	1
Dwelling	2MPH1697	2 Tram Street	1
Dwelling	2MPH13678	19 Pyrites Road	1
Dwelling	1MPH21485	1 Pyrites Road	1
Dwelling	1MPH34895	11 Oliver Street	1
Dwelling	2MPH20812	17 Oliver Street	1
Dwelling	5MPH13678	21 Webster Street	1
Dwelling	1MPH1274	13 Brown Street	1
Dwelling	3MPH13678	14 Brown Street	1
Dwelling	1MPH1173	32 Day Dawn Road	1
Dwelling	1MPH1734	28 Day Dawn Road	1
Dwelling	1MPH21663	26 Day Dawn Road	1
Dwelling	1MPH1782	20 Day Dawn Road	1
Dwelling	1MPH33602	14 Paull Street	1
Dwelling	3MPH1372	9 Rainbow Road	1
Dwelling	225CP860299	11 Rainbow Road	1
Dwelling	1MPH20749	13 Rainbow Road	1
Dwelling	2MPH1613	27 Rainbow Road	1
Dwelling	1MPH13744	30 Rainbow Road	1
Dwelling	5MPH13744	28 Rainbow Road	1
Dwelling	1MPH20812	14 Rainbow Road	1
Dwelling	6MPH13746	4 Rainbow Road	1
Dwelling	2MPH21763	19 Baker Street	1
Dwelling	2MPH21812	23 Baker Street	1
Dwelling	1MPH747	42 Dalrymple Road	1
Dwelling	2MPH21649	5 Sadds Lane	1
Dwelling	2MPH1513	11 Sadds Lane	1

Place name	Real property description	Address	Criterion
Dwelling	3MPH1513	13 Sadds Lane	1
Dwelling	1MPH21197	15 Sadds Lane	1
Dwelling	3MPH1519	23 Sadds Lane	1
Dwelling	1MPH31408	31 Sadds Lane	1
Dwelling	2MPH1650	51 Sadds Lane	1
Dwelling	1MPH1650	53 Sadds Lane	1
Dwelling	1MPH21541	23 Dalrymple Road	1
Dwelling	1MPH1580	25 Dalrymple Road	1
Dwelling	2RP700263	18 Churchill Street	1
Dwelling	41RP747460	46 Gordon Street	1
Dwelling	25RP840971	8 St Gabriels Close	1
Dwelling	10DV835586	32 Prior Street	1
Dwelling	9RP835587	30 Prior Street	1
Dwelling	8RP835587	28 Prior Street	1
Dwelling	2MPH1582	27 Prior Street	1
Dwelling	8RP854066	35 Prior Street	1
Dwelling	6MPH13531	15 Burdekin Street	1
Dwelling	1RP846913	10 Davies Street	1
Dwelling	1MPH40276	11 Davies Street	1
Dwelling	1MPH20562	21 Davies Street	1
Dwelling	1MPH1430	2 Gauvin Street	1
Dwelling	2MPH13743	15 Black Jack Road	1
Dwelling	5MPH13681	22 Black Jack Road	1
Dwelling	1MPH21541	23 Dalrymple Road	1
Dwelling	1MPH1580	25 Dalrymple Road	1
Dwelling	2RP700263	18 Churchill Street	1
Dwelling	41RP747460	46 Gordon Street	1
Dwelling	25RP840971	8 St Gabriels Close	1
Dwelling	10DV835586	32 Prior Street	1
Dwelling	9RP835587	30 Prior Street	1
Dwelling	8RP835587	28 Prior Street	1
Dwelling	2MPH1582	27 Prior Street	1
Dwelling	8RP854066	35 Prior Street	1
Dwelling	6MPH13531	15 Burdekin Street	1
Dwelling	1RP846913	10 Davies Street	1
Dwelling	1MPH40276	11 Davies Street	1
Dwelling	1MPH20562	21 Davies Street	1
Dwelling	1MPH1430	2 Gauvin Street	1
Dwelling	2MPH13743	15 Black Jack Road	1
Dwelling	5MPH13681	22 Black Jack Road	1
Dwelling	1MPH21541	23 Dalrymple Road	1
Dwelling	1MPH1580	25 Dalrymple Road	1
Dwelling	2RP700263	18 Churchill Street	1
Dwelling	41RP747460	46 Gordon Street	1
Dwelling	25RP840971	8 St Gabriels Close	1
Dwelling	10DV835586	32 Prior Street	1
Dwelling	9RP835587	30 Prior Street	1
Dwelling	8RP835587	28 Prior Street	1
Dwelling	2MPH1582	27 Prior Street	1
Dwelling	8RP854066	35 Prior Street	1
Dwelling	1MPH33996	49 Racecourse Road	1
Dwelling	22RP804379	57 Racecourse Road	1
Dwelling	1MPH31336	63 Racecourse Road	1
Dwelling	48RP849620	65 Racecourse Road	1

Place name	Real property description	Address	Criterion
Dwelling	1MPH1708	12 Paradise Street	1
Dwelling	2MPH1708	10 Paradise Street	1
Dwelling	2MPH13976	6 Paradise Street	1
Dwelling	2MPH34784	2 Paradise Street	1
Dwelling	1MPH1408	13 Aplin Street	1
Dwelling	1MPH13611	22 Aplin Street	1
Dwelling	1MPH40494	19 Millchester Road	1
Dwelling	1MPH21437	23 Millchester Road	1
Dwelling	1MPH33644	29 Millchester Road	1
Dwelling	1MPH35460	31 Millchester Road	1
Dwelling	1MPH21567	51 Millchester Road	1
Dwelling	17RP859196	57 Millchester Road	1
Dwelling	2RP884320	59A Millchester Road	1
Dwelling	1MPH20510	77 Millchester Road	1
Dwelling	1MPH1281	79 Millchester Road	1
Dwelling	1MPH13715	83 Millchester Road	1
Dwelling	1MPH1535	62 Millchester Road	1
Dwelling	1MPH21418	44 Millchester Road	1
Dwelling	1MPH1440	42 Millchester Road	1
Dwelling	1MPH20939	30 Millchester Road	1
Dwelling	1MPH1435	26 Millchester Road	1
Dwelling	1M1753	24 Millchester Road	1
Dwelling	1RP702024 2RP702024	20 Millchester Road	1
Dwelling	4M1753	18 Millchester Road	1
Dwelling	1MPH21374	6 Millchester Road	1
Dwelling	2MPH21374	4 Millchester Road	1
Dwelling	1MPH21304	10 Bray Street	1
Dwelling	1DV840894	13 Kellys Road	1
Dwelling	86DV747	10 Harris Lane	1
Dwelling	1MPH21623	21 Sayers Street	1
Dwelling	1MPH31485	25 Sayers Street	1
Dwelling	1MPH1481	9 Craven Street	1
Dwelling	1/MPH1238	10 Cunningham Street	1
Dwelling	2MPH1325	22 Craven Street	1
Dwelling	2MPH21555	16 Craven Street	1
Dwelling	8MPH21553	12 Craven Street	1
Dwelling	6MPH21553	8 Craven Street	1
Dwelling	2DV725	72 Plant Street	1
Dwelling	1MPH13713	68 Plant Street	1
Dwelling	1MPH898	66 Plant Street	1
Dwelling	1MPH945	2 Bridge Street	1
Dwelling	745CP860301	58 Plant Street	1
Dwelling	2MPH1273	56 Plant Street	1
Dwelling	1MPH615	52 Plant Street	1
Dwelling	1MPH20797	50 Plant Street	1
Dwelling	2MPH20591	48 Plant Street	1
Dwelling	4MPH20669	36 Plant Street	1
Dwelling	1MPH20786	2 Plant Street	1
Dwelling	3SP115185	21 Plant Street	1
Dwelling	3MPH20607	35 Plant Street	1
Dwelling	1MPH20593	49 Plant Street	1
Dwelling	2MPH13934	51 Plant Street	1
Dwelling	4MPH13934	53 Plant Street	1

Place name	Real property description	Address	Criterion
Dwelling	2MPH20888	59 Plant Street	1
Dwelling	7MPH20415	69 Plant Street	1
Dwelling	1MPH34577	71 Plant Street	1
Dwelling	2MPH1443	97 Plant Street	1
Dwelling	1MPH32515	18 Plummer Street	1
Dwelling	2MPH15868	14 Plummer Street	1
Dwelling	1MPH15868	12 Plummer Street	1
Dwelling	1MPH20368	8 Plummer Street	1
Dwelling	1MPH1117	6 Plummer Street	1
Dwelling	3MPH1117	4 Plummer Street	1
Dwelling	2MPH1117	2 Plummer Street	1
Dwelling	1MPH20433	10 Sellheim Street	1
Dwelling	2MPH587	8 Sellheim Street	1
Dwelling	6MPH13934	1 Manton Street	1
Dwelling	1MPH442	66 Racecourse Road	1
Dwelling	1MPH21033	62 Racecourse Road	1
Dwelling	1MPH1056	48 Racecourse Road	1
Dwelling	1MPH1730	46 Racecourse Road	1
Dwelling	1DV840955	44 Racecourse Road	1
Dwelling	2MPH21748	24 Racecourse Road	1
Dwelling	1MPH3009	17 Racecourse Road	1
Dwelling	1MPH1509	29 Racecourse Road	1
Dwelling	4MPH21085	31 Racecourse Road	1
Dwelling	1MPH763	33 Racecourse Road	1
Dwelling	2MPH1744	35 Racecourse Road	1
Dwelling	1MPH1287	88 King Street	1
Dwelling	1MPH20442	78 King Street	1
Dwelling	2MPH20442	76 King Street	1
Dwelling	3MPH20500	74 King Street	1
Dwelling	2MPH20500	72 King Street	1
Dwelling	6CT18239	68 King Street	1
Dwelling	8CT18239	64 King Street	1
Dwelling	3RP700262	62 King Street	1
Dwelling	1MPH1695	54 King Street	1
Dwelling	23CT18220	63 King Street	1
Dwelling	29CT18220	75 King Street	1
Dwelling	30CT18220	77 King Street	1
Dwelling	1MPH427	5 Clarke Street	1
Dwelling	1MPH20541	7 Clarke Street	1
Dwelling	1MPH40015	22 Bellevue Street	1
Dwelling	2MPH958	2 MacDonald Street	1
Dwelling	8MPH20415	9 MacDonald Street	1
Dwelling	3MPH20409	110 Hackett Terrace	1
Dwelling	2MPH30925	94 Hackett Terrace	1
Dwelling	2MPH20426	58 Hackett Terrace	1
Dwelling	1MPH20426	56 Hackett Terrace	1
Dwelling	3SP112340	44 Hackett Terrace	1
Dwelling	1MPH20603	42 Hackett Terrace	1
Dwelling	1MPH20700	40 Hackett Terrace	1
Dwelling	5RP889749	34 Hackett Terrace	1
Dwelling	2MPH368	16 Hackett Terrace	1
Dwelling	1MPH1649	29 Hackett Terrace	1
Dwelling	1MPH1693	31 Hackett Terrace	1
Dwelling	2MPH21706	61 Hackett Terrace	1

Place name	Real property description	Address	Criterion
Dwelling	1MPH1643	63 Hackett Terrace	1
Dwelling	2MPH1643	65 Hackett Terrace	1
Dwelling	1MPH1062	67 Hackett Terrace	1
Dwelling	2MPH20669	73 Hackett Terrace	1
Dwelling	6MPH20669	75 Hackett Terrace	1
Dwelling	1MPH34784	85 Hackett Terrace	1
Dwelling	1MPH20724	91 Hackett Terrace	1
Dwelling	2MPH20383	93 Hackett Terrace	1
Dwelling	1MPH1012	115 Hackett Terrace	1
Dwelling	2MPH20394	127 Hackett Terrace	1
Dwelling	2MPH20409	139 Hackett Terrace	1
Dwelling	2MPH1061	90 Plant Street	1
Dwelling	1MPH30471	88 Plant Street	1
Dwelling	6MPH20370	56 King Street	1
Dwelling	310CT18236	45 Miner Street	1
Dwelling	13CT18221 14CT18221	44 Rutherford Street	1
Dwelling	12CT18221	40 Rutherford Street	1
Dwelling	23CT18221	32 Rutherford Street	1
Dwelling	24CT18221	30 Rutherford Street	1
Dwelling	25CT18221	28 Rutherford Street	1
Dwelling	26CT18221	26 Rutherford Street	1
Dwelling	318CT18236 319CT18236	20 Rutherford Street	1
Dwelling	2RP700260	18 Rutherford Street	1
Dwelling	1RP700260	16 Rutherford Street	1
Dwelling	292CT18236	12 Rutherford Street	1
Dwelling	1RP700255	17 Rutherford Street	1
Dwelling	1MPH21283	2 Day Street	1
Dwelling	65CT18236	114 Stubley Street	1
Dwelling	62CT18236	108 Stubley Street	1
Dwelling	1MPH21410	106 Stubley Street	1
Dwelling	1RP741833	78 Stubley Street	1
Dwelling	22MPH21646	76 Stubley Street	1
Dwelling	1MPH20395	74 Stubley Street	1
Dwelling	1MPH1318	70 Stubley Street	1
Dwelling	1MPH358	42 Stubley Street	1
Dwelling	1MPH1061	47 Stubley Street	1
Dwelling	1MPH13638	53 Stubley Street	1
Dwelling	2MPH20369	55 Stubley Street	1
Dwelling	1RP855238	65 Stubley Street	1
Dwelling	902CT18215	71 Stubley Street	1
Dwelling	114CT18215	50 Marion Street	1
Dwelling	233CT18215	105 Stubley Street	1
Dwelling	232CT18215	107 Stubley Street	1
Dwelling	229MPH21650	113 Stubley Street	1
Dwelling	228MPH21650	115 Stubley Street	1
Dwelling	1RP708071	110 King Street	1
Dwelling	208CT18215	108 King Street	1
Dwelling	207CT18215	106 King Street	1
Dwelling	206CT18215	104 King Street	1
Dwelling	205CT18215	102 King Street	1
Dwelling	204CT18215	100 King Street	1
Dwelling	203CT18215	98 King Street	1

Place name	Real property description	Address	Criterion
Dwelling	201CT18215	24 Elizabeth Street	1
Dwelling	6MPH21679	4 Melville Street	1
Dwelling	1MPH21679	2 Melville Street	1
Dwelling	2MPH1379	4 Regent Street	1
Dwelling	2MPH40594	3 Regent Street	1
Dwelling	1MPH40594	7 Regent Street	1
Dwelling	1MPH31641	8 Day Street	1
Dwelling	48CT18236	25 Charlotte Street	1
Dwelling	1MPH1202	27 Charlotte Street	1
Dwelling	18MPH899	22 Charlotte Street	1
Dwelling	30CT18236	31 Marion Street	1
Dwelling	2RP708071	41 Marion Street	1
Dwelling	2RP711527	44 Marion Street	1
Dwelling	1RP711527	42 Marion Street	1
Dwelling	54CT18236	40 Marion Street	1
Dwelling	56CT18236	36 Marion Street	1
Dwelling	2RP715737	30 Marion Street	1
Dwelling	2RP714543	24 Marion Street	1
Dwelling	3RP714543		
Dwelling	1RP714543	20 Marion Street	1
Dwelling	3MPH1685	10 Marion Street	1
Dwelling	3RP700260	17 Elizabeth Street	1
Dwelling	105CP818201	42 Cambridge Street	1
Dwelling	179CP818201	40 Cambridge Street	1
Dwelling	1MPH21629	38 Cambridge Street	1
Dwelling	1MPH1685	8 Marion Street	1
Dwelling	225CT18236	14 Oxford Street	1
Dwelling	2RP712056	14 Marion Street	1
Dwelling	204CT18236	44 Miner Street	1
Dwelling	203CT18236	42 Miner Street	1
Dwelling	4RP714543	40 Miner Street	1
Dwelling	256CT18236	38 Miner Street	1
Dwelling	255CT18236	36 Miner Street	1
Dwelling	252CT18236	30 Miner Street	1
Dwelling	1RP700258	26 Miner Street	1
Dwelling	3RP700259	24 Miner Street	1
Dwelling	4RP700259		
Dwelling	281CT18236	20 Miner Street	1
Dwelling	3RP700261	19 Miner Street	1
Dwelling	4RP700261		
Dwelling	326CT18236	27 Miner Street	1
Dwelling	321CT18236	37 Miner Street	1
Dwelling	320CT18236	23 Marion Street	1
Dwelling	314CT18236	26 Marion Street	1
Dwelling	1MPH1110	135 Towers Street	1
Dwelling	2MPH1102	141 Towers Street	1
Dwelling	2MPH1696	143 Towers Street	1
Dwelling	1MPH1696	145 Towers Street	1
Dwelling	3MPH1719	148 Towers Street	1
Dwelling	1MPH1243	136 Towers Street	1
Dwelling	1MPH1292	132 Towers Street	1
Dwelling	2MPH1720	128 Towers Street	1
Dwelling	4MPH1720	126 Towers Street	1
Dwelling	1MPH1720	124 Towers Street	1

Place name	Real property description	Address	Criterion
Dwelling	1MPH21627	118 Towers Street	1
Dwelling	3MPH21398	114 Towers Street	1
Dwelling	8MPH21679	4 School Street	1
Dwelling	2MPH21667	98 Towers Street	1
Dwelling	1MPH30879	90 Towers Street	1
Dwelling	2RP711931	86 Towers Street	1
Dwelling	1MPH1323	64 Towers Street	1
Dwelling	99CT18236	62 Towers Street	1
Dwelling	98CT18236	60 Towers Street	1
Dwelling	97CT18236	58 Towers Street	1
Dwelling	1MPH21389	56 Towers Street	1
Dwelling	3MPH21646	50 Towers Street	1
Dwelling	92MPH21646	48 Towers Street	1
Dwelling	5MPH1668	46 Towers Street	1
Dwelling	111CT18236	38 Towers Street	1
Dwelling	1MPH1166	5 Melville Street	1
Dwelling	1MPH21408	40 Church Street	1
Dwelling	1MPH1336	11 Melville Street	1
Dwelling	1MPH1225	13 Melville Street	1
Dwelling	1MPH1339	15 Melville Street	1
Dwelling	27CP865761	19 Melville Street	1
Dwelling	2MPH1719	25 Melville Street	1
Dwelling	5MPH1719	27 Melville Street	1
Dwelling	1MPH1719	29 Melville Street	1
Dwelling	4MPH1719	31 Melville Street	1
Dwelling	1MPH1436	35 Melville Street	1
Dwelling	1MPH31134	22 Melville Street	1
Dwelling	2MPH1522	18 Melville Street	1
Dwelling	1MPH1100	16 Melville Street	1
Dwelling	70CP865761	14 Melville Street	1
Dwelling	230CP865761	12 Melville Street	1
Dwelling	1MPH1295	10 Melville Street	1
Dwelling	36DV761	81 Church Street	1
Dwelling	2MPH21679	6 Melville Street	1
Dwelling	45CT18220	39 Mosman Street	1
Dwelling	44CT18220	43 Mosman Street	1
Dwelling	43CT18220	47 Mosman Street	1
Dwelling	42CT18220	51 Mosman Street	1
Dwelling	41CT18220	55 Mosman Street	1
Dwelling	1RP700196	135 Mosman Street	1
Dwelling	2RP700197	139 Mosman Street	1
Dwelling	605CT1824	147 Mosman Street	1
Dwelling	608CT1824	159 Mosman Street	1
Dwelling	3RP818156	165-167 Mosman Street	1
Dwelling	3RP724106 4RP724106	152 Mosman Street	1
Dwelling	314CT1824	140 Mosman Street	1
Dwelling	1RP700184 2RP700184	138 Mosman Street	1
Dwelling	310CT1824	126 Mosman Street	1
Dwelling	1RP700183 2RP700183	122 Mosman Street	1
Dwelling	303CT1824	108 Mosman Street	1
Dwelling	15CT18220	24 Mosman Street	1

Place name	Real property description	Address	Criterion
Dwelling	1RP700233	24 Mosman Street	1
Dwelling	16CT18220	20 Mosman Street	1
Dwelling	20CT18220	10 Mosman Street	1
Dwelling	21CT18220	8 Mosman Street	1
Dwelling	1RP720106	13 Mosman Street	1
Dwelling	2RP804190	13 Mosman Street	1
Dwelling	102CT18232	18 Jane Street	1
Dwelling	103CT18232	16 Jane Street	1
Dwelling	1MPH1149	11 Mexican Street	1
Dwelling	2MPH1360	13 Mexican Street	1
Dwelling	1MPH1360	15 Mexican Street	1
Dwelling	1MPH40100	21 Mexican Street	1
Dwelling	1MPH1288	34 Mexican Street	1
Dwelling	1MPH1498	14 Mexican Street	1
Dwelling	2MPH1257	8 Mexican Street	1
Dwelling	11MPH21646	51 Towers Street	1
Dwelling	1MPH1203	53 Towers Street	1
Dwelling	9MPH899	55 Towers Street	1
Dwelling	2MPH30355	58 Deane Street	1
Dwelling	1MPH1515	123 Towers Street	1
Dwelling	1MPH1684	127 Towers Street	1
Dwelling	2MPH886	83 Church Street	1
Dwelling	1MPH886	85 Church Street	1
Dwelling	5MPH13746	67 High Street	1
Dwelling	1MPH21513	72 High Street	1
Dwelling	1MPH1379	68 High Street	1
Dwelling	2MPH31134	66 High Street	1
Dwelling	1MPH1200	52 High Street	1
Dwelling	5MPH1641	46 High Street	1
Dwelling	1MPH1092	31 Boundary Street	1
Dwelling	2MPH1092	37 Boundary Street	1
Dwelling	1MPH13708	39 Boundary Street	1
Dwelling	4RP700245	53 Boundary Street	1
Dwelling	3RP716196	59 Boundary Street	1
Dwelling	2RP716196	61 Boundary Street	1
Dwelling	1MPH1102	80 Boundary Street	1
Dwelling	1MPH1461	46 Boundary Street	1
Dwelling	4MPH1489	44 Boundary Street	1
Dwelling	4MPH20376	40 Boundary Street	1
Dwelling	2MPH21631	36 Boundary Street	1
Dwelling	1MPH21631	34 Boundary Street	1
Dwelling	4MPH21643	25 Vulture Street	1
Dwelling	6MPH21643	29 Vulture Street	1
Dwelling	5MPH21643	31 Vulture Street	1
Dwelling	1RP749457	34 Vulture Street	1
Dwelling	10CT18223	32 Vulture Street	1
Dwelling	11CT18223	30 Vulture Street	1
Dwelling	1MPH1366	28 Vulture Street	1
Dwelling	2MPH1366	26 Vulture Street	1
Dwelling	2MPH20861	24 Vulture Street	1
Dwelling	3MPH20861	22 Vulture Street	1
Dwelling	37CT18218	3 Mills Lane	1
Dwelling	2RP726134	29 Mosman Street	1
Dwelling	52CT18220	31 Mosman Street	1

Place name	Real property description	Address	Criterion
Dwelling	51CT18220	35 Mosman Street	1
Dwelling	2MPH886	83 Church Street	1
Dwelling	1MPH886	85 Church Street	1
Dwelling	5MPH13746	67 High Street	1
Dwelling	1MPH21513	72 High Street	1
Dwelling	1MPH1379	68 High Street	1
Dwelling	2MPH31134	66 High Street	1
Dwelling	1MPH1200	52 High Street	1
Dwelling	5MPH1641	46 High Street	1
Dwelling	1MPH1092	31 Boundary Street	1
Dwelling	2MPH1092	37 Boundary Street	1
Dwelling	1MPH13708	39 Boundary Street	1
Dwelling	4RP700245	53 Boundary Street	1
Dwelling	3RP716196	59 Boundary Street	1
Dwelling	2RP716196	61 Boundary Street	1
Dwelling	1MPH1102	80 Boundary Street	1
Dwelling	1MPH1461	46 Boundary Street	1
Dwelling	4MPH1489	44 Boundary Street	1
Dwelling	4MPH20376	40 Boundary Street	1
Dwelling	2MPH21631	36 Boundary Street	1
Dwelling	1MPH21631	34 Boundary Street	1
Dwelling	4MPH21643	25 Vulture Street	1
Dwelling	6MPH21643	29 Vulture Street	1
Dwelling	5MPH21643	31 Vulture Street	1
Dwelling	1RP749457	34 Vulture Street	1
Dwelling	10CT18223	32 Vulture Street	1
Dwelling	11CT18223	30 Vulture Street	1
Dwelling	1MPH1366	28 Vulture Street	1
Dwelling	2MPH1366	26 Vulture Street	1
Dwelling	2MPH20861	24 Vulture Street	1
Dwelling	3MPH20861	22 Vulture Street	1
Dwelling	37CT18218	3 Mills Lane	1
Dwelling	2RP726134	29 Mosman Street	1
Dwelling	52CT18220	31 Mosman Street	1
Dwelling	51CT18220	35 Mosman Street	1
Dwelling	3MPH20861	22 Vulture Street	1
Dwelling	37CT18218	3 Mills Lane	1
Dwelling	2RP726134	29 Mosman Street	1
Dwelling	52CT18220	31 Mosman Street	1
Dwelling	1CP846996	24 Anne Street	1
Dwelling	38CT18232	22 Anne Street	1
Dwelling	1MPH30671	18 Anne Street	1
Dwelling	42CP860303	14 Anne Street	1
Dwelling	1MPH20400	12 Anne Street	1
Dwelling	2RP700236	8 Anne Street	1
Dwelling	92CT18232	6 Anne Street	1
Dwelling	93CT18232	4 Anne Street	1
Dwelling	74CT18232	7 Park Street	1
Dwelling	75CT18232	9 Park Street	1
Dwelling	2RP712042	13 Park Street	1
Dwelling	1MPH1301	17 Park Street	1
Dwelling	1MPH20772	21 Park Street	1
Dwelling	1MPH1454	29 Park Street	1
Dwelling	3MPH21381	28 Park Street	1

Place name	Real property description	Address	Criterion
Dwelling	3MPH1489	26 Park Street	1
Dwelling	1MPH20376	18 Park Street	1
Dwelling	3MPH20376	16 Park Street	1
Dwelling	59CT18232	14 Park Street	1
Dwelling	1MPH20422	12 Park Street	1
Dwelling	61CT18232	10 Park Street	1
Dwelling	62CT18232	8 Park Street	1
Dwelling	64CT18232	4 Park Street	1
Dwelling	2MPH1599	31 Mill Street	1
Dwelling	1MPH1510	35 Mill Street	1
Dwelling	1MPH1405	28 Mill Street	1
Dwelling	2MPH1432	26 Mill Street	1
Dwelling	2MPH30671	3 Deane Street	1
Dwelling	704CT1824	24 Deane Street	1
Dwelling	705CT1824	22 Deane Street	1
Dwelling	3RP700236	18 Deane Street	1
Dwelling	2RP717010	12 Deane Street	1
Dwelling	111CT18232	8 Deane Street	1
Dwelling	3RP710770	1 School Street	1
Dwelling	2RP710211	3 School Street	1
Dwelling	4MPH21398	5 School Street	1
Dwelling	5MPH21679	7 School Street	1
Dwelling	4MPH21679	11 School Street	1
Dwelling	3MPH21679	13 School Street	1
Dwelling	1RP700230	25 Church Street	1
Dwelling	2RP700254	65 Church Street	1
Dwelling	1MPH121511	69 Church Street	1
Dwelling	1MPH1644	97 Mary Street	1
Dwelling	12CT18223	102 Mary Street	1
Dwelling	14CT18223	98 Mary Street	1
Dwelling	15CT18223	96 Mary Street	1
Dwelling	16CT18223	94 Mary Street	1
Dwelling	2RP700246	92 Mary Street	1
Dwelling	1RP700246	90 Mary Street	1
Dwelling	1RP700245	88 Mary Street	1
Dwelling	3RP700245	86 Mary Street	1
Dwelling	2RP700245	84 Mary Street	1
Dwelling	3CT18211	76 Mary Street	1
Dwelling	15RP745523	56 Mary Street	1
Dwelling	122CT1824	50 Mary Street	1
Dwelling	121CT1824	48 Mary Street	1
Dwelling	1RP736786	46 Mary Street	1
Dwelling	3RP700224	26 Mary Street	1
Dwelling	2RP700224	24 Mary Street	1
Dwelling	1RP700224	22 Mary Street	1
Dwelling	1MPH20713	20 Mary Street	1
Dwelling	96CT18232	3 Anne Street	1
Dwelling	97CT18232	5 Anne Street	1
Dwelling	53CT18232	15 Anne Street	1
Dwelling	54CT18232	17 Anne Street	1
Dwelling	55CT18232	19 Anne Street	1
Dwelling	1MPH20953	27 Anne Street	1
Dwelling	1MPH33724	29 Anne Street	1
Dwelling	1CP860300	31 Anne Street	1

Place name	Real property description	Address	Criterion
Dwelling	1MPH1275	45 Anne Street	1
Dwelling	2MPH1208	70 Anne Street	1
Dwelling	3MPH1208	66 Anne Street	1
Dwelling	5MPH21215	64 Anne Street	1
Dwelling	4MPH21215	62 Anne Street	1
Dwelling	3MPH21215	58 Anne Street	1
Dwelling	1MPH21215	56 Anne Street	1
Dwelling	1RP714501	54 Anne Street	1
Dwelling	4RP744700	52 Anne Street	1
Dwelling	3RP744700	50 Anne Street	1
Dwelling	610CT18219	48 Anne Street	1
Dwelling	611CT18219	44 Anne Street	1
	612CT18219		
Dwelling	613CT18219	42 Anne Street	1
Dwelling	18CP850711	26 Anne Street	1
Dwelling	40CT18223	95 Hodgkinson Street	1
Dwelling	15MPH13922	80 Hodgkinson Street	1
Dwelling	17MPH13922	78 Hodgkinson Street	1
Dwelling	9MPH13922	76 Hodgkinson Street	1
Dwelling	1MPH32307	74A Hodgkinson Street	1
Dwelling	4MPH13922	70 Hodgkinson Street	1
Dwelling	6MPH13922	66 Hodgkinson Street	1
Dwelling	3MPH13922	64 Hodgkinson Street	1
Dwelling	14MPH13922	62 Hodgkinson Street	1
Dwelling	18MPH13922	60 Hodgkinson Street	1
Dwelling	2MPH1732	58 Hodgkinson Street	1
Dwelling	136CT1824	12 Hodgkinson Street	1
Dwelling	135CT1824	10 Hodgkinson Street	1
Dwelling	134CT1824	8 Hodgkinson Street	1
Dwelling	1RP716196	63 Boundary Street	1
Dwelling	8CT18223	167-169 Gill Street	1
Dwelling	1MPH1259	197-199 Gill Street	1
Dwelling	2MPH34998	258 Gill Street	1
Dwelling	24CT18223	216-218 Gill Street	1
Dwelling	23CT18223	212-214 Gill Street	1
Dwelling	22CT18223	208-210 Gill Street	1
Dwelling	1RP714386	200 Gill Street	1
Dwelling	16CT18233	196-198 Gill Street	1
Dwelling	15CT18233	194 Gill Street	1
Dwelling	14RP745523	17 Ryan Street	1
Dwelling	2RP709628	37 Ryan Street	1
Dwelling	29RP745521	28 Ryan Street	1
Dwelling	30RP745521	26 Ryan Street	1
Dwelling	1RP716017	24 Ryan Street	1
Dwelling	2MPH21740	7 Mary Street	1
Dwelling	88CT18232	27 Mary Street	1
Dwelling	2RP700235	29 Mary Street	1
Dwelling	2RP714642	47 Mary Street	1
Dwelling	1RP714642	49 Mary Street	1
Dwelling	304CT18215	51 Mary Street	1
Dwelling	303CT18215	53 Mary Street	1
Dwelling	301CT18215	57 Mary Street	1
Dwelling	601CT18219	71 Mary Street	1
Dwelling	607CT18219	54 Boundary Street	1

Place name	Real property description	Address	Criterion
Dwelling	8MPH21215	87 Mary Street	1
Dwelling	7MPH21215	89 Mary Street	1
Dwelling	1MPH1356	91 Mary Street	1
Dwelling	6MPH21215	93 Mary Street	1
Dwelling	163CT1824	1 Aland Street	1
Dwelling	34RP745522	1 Aland Street	1
Dwelling	35RP745522	5 Aland Street	1
Dwelling	161CT1824	7 Aland Street	1
Dwelling	160CT1824	9-11 Aland Street	1
Dwelling	158CT1824	15 Aland Street	1
Dwelling	2RP718973	15 Aland Street	1
Dwelling	157CT1824	17 Aland Street	1
Dwelling	156CT1824	19 Aland Street	1
Dwelling	1RP700228	31 Aland Street	1
Dwelling	1RP708007	33 Aland Street	1
Dwelling	2RP708007	35 Aland Street	1
Dwelling	1MPH1359	51 Aland Street	1
Dwelling	1MPH1445	53 Aland Street	1
Dwelling	11MPH13922	55 Aland Street	1
Dwelling	16MPH13922	57 Aland Street	1
Dwelling	10MPH13922	59 Aland Street	1
Dwelling	2MPH33195	61 Aland Street	1
Dwelling	1MPH33195	63 Aland Street	1
Dwelling	8MPH13922	65 Aland Street	1
Dwelling	2MPH13922	67 Aland Street	1
Dwelling	1MPH13922	71 Aland Street	1
Dwelling	1MPH1163	44 Aland Street	1
Dwelling	53CP850713	40 Aland Street	1
Dwelling	54CP850713	38 Aland Street	1
Dwelling	1MPH1576	34 Aland Street	1
Dwelling	4CT18237	28 Aland Street	1
Dwelling	5MPH21452	18 Aland Street	1
Dwelling	174CT1824	16 Aland Street	1
Dwelling	2MPH1419	4 Aland Street	1
Dwelling	928CT1824	3 Hodgkinson Street	1
Dwelling	2RP804486	29 Hodgkinson Street	1
Dwelling	1RP700213 2RP700213	35 Hodgkinson Street	1
Dwelling	19CT18233	67 Hodgkinson Street	1
Dwelling	21CT18233	75 Hodgkinson Street	1
Dwelling	22CT18233	79 Hodgkinson Street	1
Dwelling	23CT18233	83 Hodgkinson Street	1
Dwelling	2RP700243	87 Hodgkinson Street	1
Dwelling	42CT18223	91 Hodgkinson Street	1
Dwelling	41CT18223	93 Hodgkinson Street	1

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/acronym	Description
GFA	Gross floor area
ILUA	Indigenous land use agreement
MCU	Material change of use as defined in the Act
RoL	Reconfiguring a lot as defined in the Act
TPP	Town plan Policy
BCA	Building Code of Australia
QDC	Queensland Development Code
MSES	Matters of State Environmental Significance
DFE	Defined Flood Event
ALC	Agricultural Land Classification
WSUD	Water Sensitive Urban Design
SQMP	Stormwater Quality Management Plan
ESCP	Erosion and Sediment Control Plan
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	<i>Sustainable Planning Act 2009 (repealed)</i>
the SP Regulation	<i>Sustainable Planning Regulation 2009 (repealed)</i>
The SPP	State Planning Policy – July 2017
Charges Resolution	Infrastructure Charges Resolution (No. 3) 2020

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption and effective date	Town plan version number	Amendment type	Summary of amendments
17 July 2019 (adoption) and 29 July 2019 (effective)	Version 1	Not applicable	Not applicable
29 January 2020 (adoption) and 10 February 2020 (effective)	Version 2	Major and Administrative	Inclusion of the Local Government Infrastructure Plan, spelling and grammar amendments and update of cadastral boundaries to mapping
18 August 2021 (adoption) and 30 August 2021 (effective)	Version 2	Minor	Inclusion of Local Heritage Place Cards for some Local Heritage Places, spelling, grammar and formatting amendments



Charters Towers Regional Town Plan Version 2
'Planning for a New World'

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