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PART 6 – CALLIOPE RURAL LOCALITY

Division 1 – Preliminary

6.1 Description

The extent of the Calliope Rural Locality is shown on the Locality Plan Map OC.

6.2 Calliope Rural Locality

The provisions in this part comprise the following:

- (a) Preliminary Provisions for the Calliope Rural Locality (**Division 1**);
- (b) General Provisions for Assessment Tables (**Division 2**);
- (c) Assessment Tables for each Zone in the Calliope Rural Locality for Making a Material Change of Use (**Division 3**) as follows:
 - (i) Rural Zone;
 - (ii) Conservation Zone;
 - (iii) Forestry Zone;
 - (iv) Major Industry Zone;
 - (v) Open Space and Recreation Zone;
 - (vi) Village Zone;
 - (vii) Major Infrastructure Zone;
 - (viii) Community Use Zone; and
 - (ix) Local Industry Zone.
- (d) Assessment Table for Other Development (**Division 4**);
- (e) General Provisions for the Calliope Rural Locality Code (**Division 5**);
- (f) Overall Outcomes for the Calliope Rural Locality Code (**Section 6.8**);
- (g) Specific Outcomes and Probable and Acceptable Solutions for the Calliope Rural Locality Code (**Section 6.9**).

Division 2 – General Provisions for Assessment Tables

6.3 Assessment Categories for Zones

- (1) The assessment categories are identified for development in each zone in Column 1 of **Table 6-1** and **Table 6-2**, as follows:
 - (a) **Table 6-1** – making a material change of use¹ for a defined use listed in Column 1; or
 - (b) **Table 6-2** – other development listed in Column 1, including:
 - (i) carrying out building work not associated with a material change of use;
 - (ii) erection of advertising sign on premises not associated with a material change of use;
 - (iii) carrying out operational work not associated with a material change of use;
 - (iv) reconfiguring a lot;
 - (v) carrying out operational work for reconfiguring a lot; and
 - (vi) other.

6.4 Relevant Assessment Criteria for Self-Assessable Development and Assessable Development in Each Zone

- (1) The relevant assessment criteria in each zone in the Calliope Rural Locality are referred to in **Table 6-1** and **Table 6-2**.
- (2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are the applicable codes.

6.5 Consistent and Inconsistent Uses in Each Zone

- (1) A defined use that is an inconsistent use in the relevant zone is noted in brackets as “inconsistent use” in **Table 6-1**.
- (2) If a defined use is not noted as an inconsistent use, it is a consistent use in the relevant zone.

¹ Works associated with an application for a material change of use may be assessed together with the material change of use.

Division 3 – Assessment Table for Calliope Rural Locality

Table 6-1 Assessment Categories and Relevant Assessment Criteria for Making a Material Change of Use – Calliope Rural Locality

Note: Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see Section 1.13(3) explaining how the higher assessment category prevails.

Use Class	Rural Zone	Conservation Zone	Forestry Zone	Major Industry Zone	Open Space & Recreation Zone	Village Zone	Major Infrastructure Code Zone	Community Use Zone	Local Industry Zone	Relevant assessment criteria ² - applicable code if development is self-assessable or requires code assessment
Advertising Signs (MCU)	Code	Code	Code	Code	Code	Impact	Code	Code	Code	Advertising Devices Code Rural Locality Code Environment and Infrastructure Code <small>Note:For Impact Assessable development the relevant assessment criteria includes the provisions for the whole of the planning scheme.</small>
Agriculture	Exempt	Code	Code	Code	Code	Code	Code	Code	Code	Rural Code Rural Locality Code Environment and Infrastructure Code
Business	Impact except where: Plant nursery which is Code assessable Roadside stall which is code assessable	Impact	Impact	Impact	Impact	Impact except where the following which is Code Assessable: Commercial Premises <100 sqm GFA Shop <100 sqm GFA and adjoining an existing commercial premises	Impact	Impact	Impact except where the following which is Code Assessable: Food Premises <100 sqm GFA; and Service Trade	Commercial Code Rural Locality Code Environment and Infrastructure Code <small>Note:For Impact Assessable development the relevant assessment criteria includes the provisions for the whole of the planning scheme.</small>
Caretakers Residence	Code	Impact	Impact	Code	Impact	Code	Code	Code	Code	Caretakers Residence Code Rural Locality Code Environment and Infrastructure Code

² For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

Use Class	Rural Zone	Conservation Zone	Forestry Zone	Major Industry Zone	Open Space & Recreation Zone	Village Zone	Major Infrastructure Code Zone	Community Use Zone	Local Industry Zone	Relevant assessment criteria ² - applicable code if development is self-assessable or requires code assessment
Community Purpose	Impact	Impact	Impact	Impact	Impact except where the following which is Code Assessable: Community facilities Emergency services <100sqm GFA	Impact except where the following which is Code Assessable: Community activities with premises <100sqm GFA Public purposes premises <100sqm GFA	Impact except where: Public purposes ancillary to the principal use of the premises which is Code Assessable	Impact except where the following which is code assessable: Community facilities <100 sqm;	Impact	Community Purpose Code Rural Locality Code Environment and Infrastructure Code Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.
Dwelling House	Self assessable	Code	Code	Impact	Impact	Self assessable	Impact	Impact	Impact	Residential Code Rural Locality Code Environment and Infrastructure Code Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.
Estate Sales & Display Home	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Estate Sales & Display Home Code Rural Locality Code Environment and Infrastructure Code Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.
Extractive Industry	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.

Use Class	Rural Zone	Conservation Zone	Forestry Zone	Major Industry Zone	Open Space & Recreation Zone	Village Zone	Major Infrastructure Code Zone	Community Use Zone	Local Industry Zone	Relevant assessment criteria - applicable code if development is self-assessable or requires code assessment
Industry (High Impact)	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.
Industry (Low Impact)	Impact	Impact	Impact	Impact	Impact	Impact except where: Local Industry <100sqm GFA which is Code Assessable	Impact	Impact	Impact except where: Premises (excluding Concrete Batch Plants)<500 sqm which is Code Assessable	Industry Code Rural Locality Code Environment and Infrastructure Code Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.
Intensive Animal Husbandry	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.
Intensive Rural Activities	Code except where Intensive Agriculture which is self assessable	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Rural Code Rural Locality Code Environment and Infrastructure Code Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.
Minor Infrastructure	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	

Use Class	Rural Zone	Conservation Zone	Forestry Zone	Major Industry Zone	Open Space & Recreation Zone	Village Zone	Major Infrastructure Code Zone	Community Use Zone	Local Industry Zone	Relevant assessment criteria - applicable code if development is self-assessable or requires code assessment
Open Space and Recreation	Impact except where: Park which is Self Assessable	Impact except where: Park which is Self Assessable	Impact except where: Park which is Self Assessable	Impact except where: Park which is Self Assessable	Impact except where: Park which is Self Assessable Open space and recreation <100sqm GFA which is code assessable	Impact except where: Park which is Self Assessable	Impact except where: Park which is Self Assessable	Impact except where: Park which is Self Assessable	Impact except where: Park which is Self Assessable	Open Space and Recreation Code Rural Locality Code Rural Code Environment and Infrastructure Code <small>Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.</small>
Produce Store	Code	Impact	Impact	Impact	Impact	Impact except where: Premises <200 sqm which is Code Assessable	Impact	Impact	Impact	Rural Code Rural Locality Code Environment and Infrastructure Code <small>Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.</small>
Residential Business	Code except where: Home Occupation; and Family Day Care Home which is self assessable	Impact	Impact	Impact	Impact	Code except where: Home Occupation; and Family Day Care Home which is self assessable	Impact	Impact	Impact except	Home Occupation and Home Business Code Rural Locality Code Environment and Infrastructure Code <small>Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.</small>

Use Class	Rural Zone	Conservation Zone	Forestry Zone	Major Industry Zone	Open Space & Recreation Zone	Village Zone	Major Infrastructure Code Zone	Community Use Zone	Local Industry Zone	Relevant assessment criteria - applicable code if development is self-assessable or requires code assessment
Residential Other (inconsistent use in all zones except Village Zone)	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Residential Code Rural Locality Code Environment and Infrastructure Code Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.
Residential Secondary	Impact except where: Relatives Apartment which is Code Assessable	Impact	Impact	Impact	Impact	Impact except where: Duplex on allotment > 1000sqm which is code assessable Relatives Apartment which is Code Assessable	Impact	Impact	Impact	Residential Code Rural Locality Code Environment and Infrastructure Code Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.
Residential Temporary	Impact except where: Workers Accommodation which is Code Assessable	Impact	Impact	Impact	Impact	Impact except where: Workers Accommodation which is Code Assessable	Impact	Impact	Impact	Relocatable Home and Caravan Park Code Rural Locality Code Environment and Infrastructure Code Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.
Service Station (inconsistent use in all zones except the Rural Zone, Village Zone and Local Industry Zone)	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Commercial Code Rural Locality Code Rural Code Environment and Infrastructure Code Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.

Use Class	Rural Zone	Conservation Zone	Forestry Zone	Major Industry Zone	Open Space & Recreation Zone	Village Zone	Major Infrastructure Code Zone	Community Use Zone	Local Industry Zone	Relevant assessment criteria - applicable code if development is self-assessable or requires code assessment
Telecommunication Facility	Impact except where: Telecommunications Facility (Low Impact) which is Self Assessable	Impact except where: Telecommunications (Low Impact) which is Self assessable	Impact except where: Telecommunications (Low Impact) which is Self assessable	Impact except where: Telecommunications (Low Impact) which is Self assessable	Impact except where: Telecommunications facility (low impact) which is Code assessable	Impact except where: Telecommunications Facility (Low Impact) which is Self Assessable	Impact except where: Telecommunications Facility (Low Impact) which is Self Assessable	Impact except where: Telecommunications Facility (Low Impact) which is Self Assessable	Impact except where: Telecommunications Facility (Low Impact) which is Self Assessable	Telecommunications Code Rural Locality Code Environment and Infrastructure Code <small>Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.</small>
Temporary Use	Code	Code	Code	Code	Code	Code	Code	Code	Code	Temporary Use Code Rural Locality Code Environment and Infrastructure Code
Tourist Facility	Impact except where: Bed and breakfast; or Host Farm Which is Code Assessable	Impact	Impact	Impact	Impact	Impact except where: Bed and Breakfast which is code assessable	Impact	Impact	Impact	Tourism Infrastructure Code Rural Locality Code Rural Code Environment and Infrastructure Code <small>Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.</small>
Transport & Storage	Impact	Impact	Impact	Impact	Impact	Impact except where the following on premises <1200 sqm GFA : Bulk Store; Storage Shed; or Warehouse: Which is Code Assessable	Impact	Impact	Impact except where the following on premises <2000 sqm GFA which is Code Assessable: Bulk Store; Storage Depot; Warehouse.	Industry Code Rural Locality Code Rural Code Environment and Infrastructure Code <small>Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.</small>

Use Class	Rural Zone	Conservation Zone	Forestry Zone	Major Industry Zone	Open Space & Recreation Zone	Village Zone	Major Infrastructure Code Zone	Community Use Zone	Local Industry Zone	Relevant assessment criteria ² - applicable code if development is self-assessable or requires code assessment
Veterinary Hospital	Code	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Rural Code Rural Locality Code Environment and Infrastructure Code Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.
Other	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Impact	Note:For Impact Assessable Development the relevant assessment criteria includes the provisions for the whole of the planning scheme.

Division 4 – Assessment Tables for the Calliope Rural Locality – Other Development

Table 6-2 Assessment Categories and Relevant Assessment Criteria for the Calliope Rural Locality – Other Development

Note:

- The Calliope Rural Locality Code applies to all assessable development in this locality.
- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see Section 1.13(3) explaining how the higher assessment category prevails.

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria ³ - applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use	Self assessable except where: <ul style="list-style-type: none"> • For residential purposes for premises abutting the Major Industry Zone or the Major Infrastructure Zone which is Code Assessable. 	Residential Code Industry Code Calliope Rural Locality Code Environmental and Infrastructure Code
Erection of an advertising device (operational works) on premises not associated with a material change of use	Self assessable	Advertising Devices Code Calliope Rural Locality Code Environmental and Infrastructure Code Operational Works (Earthworks) Code Note: For Self Assessable development the relevant criteria is the Advertising Devices Code
Carrying out operational work not associated with a material change of use and not associated with reconfiguring a lot and including earthworks involving filling or excavation of land.	Code assessable where the filling or excavation of land involves 100m ³ or more. <ul style="list-style-type: none"> • Otherwise Exempt 	Operational Works (Earthworks) Calliope Rural Locality Code Environmental and Infrastructure Code

³ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant assessment criteria ³ - applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot	Code assessable except where: <ul style="list-style-type: none"> • Within or abutting the Major Industry Zone which is Impact Assessable 	Reconfiguring a Lot Code Calliope Rural Locality Code Environmental and Infrastructure Code Rural Code Note: For Impact Assessable development the relevant criteria includes the provisions for the whole of the planning scheme
Carrying out operational work for reconfiguring a lot	Code assessable	Reconfiguring a Lot Code Operational Works (Earthworks) Calliope Rural Locality Code Environmental and Infrastructure Code
Other	Exempt	

Division 5 – General Provisions for the Calliope Rural Locality Code

6.6 Calliope Rural Locality Code

The following provisions comprise the Calliope Rural Locality Code:

- (a) Compliance with the Calliope Rural Locality Code (**Section 6.7**);
- (b) Overall Outcomes for the Calliope Rural Locality (**Section 6.8**); and
- (c) Specific Outcomes and Probable and Acceptable Solutions for the Calliope Rural Locality (**Section 6.9**).

6.7 Compliance with Calliope Rural Locality Code

Development that is consistent with the following complies with the Calliope Rural Locality Code:

- (a) Specific Outcomes for the Calliope Rural locality (**Section 6.9**)

6.8 Overall Outcomes for the Calliope Rural Locality

- (1) The overall outcomes are the purpose of the Calliope Rural Locality Code.
- (2) The overall outcomes sought for the Calliope Rural Locality are as follows:
 - (a) retention of the character as predominantly rural and as the principal location for rural activities in the Shire even though there are a number of significant industrial activities situated within the locality.
 - (b) protection, in the Rural Zone, of good quality agricultural land and promote the continuation of primary industries free from the intrusion of land uses that are incompatible with agricultural activities.
 - (c) low intensity low impact nature based and eco-tourism activities in the Rural Zone in appropriate locations, such as in the Upper Boyne Valley, away from good quality agricultural land and which have sufficient infrastructure.
 - (d) protection and enhancement of the rural productivity of the horticultural areas of Yarwun and Targinie and the good quality agricultural areas of the Boyne River valley, Bracewell and East End.
 - (e) development in the townships within the Village Zone and the Local Industry Zone strengthening the role of the townships as the focal point for the small communities they serve.
 - (f) urban development does not occur within the Rural Zone within the life of the Planning Scheme, unless a major surge in population growth occurs as a consequence of the commencement of major development projects, causing an immediate need to accommodate population growth.
 - (g) retain areas within the Open Space and Recreation Zone and the Conservation Zone as open space, buffer, conservation and recreation areas.
 - (h) protect the operational efficiency and expansion requirements of major infrastructure located in the Major Infrastructure Zone such as major electric transmission lines and major transport infrastructure which traverse the locality and dissect the rural landscape, by limiting development to low intensity rural development.
 - (i) protect the operational and expansion requirements of major industrial facilities within the Major Industry Zone and adjacent to the Gladstone State Development Zone or within Strategic Port Land from the intrusion of inappropriate development.
 - (j) protection of known mineral deposits and resources of gravel, sand and other material suitable for the building industry.
 - (k) recovery of mining and extractive resources in a safe, efficient and environmentally sensitive manner.
 - (l) protection of the resources within the Forestry Zone from the intrusion of incompatible uses.
 - (m) provide for the ongoing functions of all levels of government and community service organisations within the Community Use Zone.

6.9 Specific Outcomes and Acceptable & Probable Solutions for the Calliope Rural Locality as follows:

- (a) Development in the Rural Zone, Conservation Zone and Open Space and Recreation Zone (**Table 6-3**)
- (b) Development in the Forestry Zone (**Table 6-4**)
- (c) Development Adjoining and Within the Major Industry and Major Infrastructure Zone (**Table 6-5**)
- (d) Development within the Townships and the Village Zone (**Table 6-6 and Table 6-7**)
- (e) Development on Curtis Island (**Table 6-8**)
- (f) Community Use Purposes and Development within the Community Use Zone (**Table 6-9**)
- (g) Nature Based Tourism in the Rural Zone (**Table 6-10**)
- (h) Inconsistent Uses (**Table 6-11**)

Table 6-3 Development in the Rural Zone, Conservation Zone and Open Space and Recreation Zone

Note: Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

Specific Outcomes	Probable and Acceptable Solutions													
Assessable Development														
<p>O1.1 Land in the Rural Zone will be retained for viable rural activities appropriate to the capacity of the land.</p> <p>Note: Reconfiguration will be supported by an assessment undertaken in accordance with State Planning Guidelines "The Identification of Good Quality Agricultural Land" and</p> <p>Where for an allotment size of less than 250 ha, the assessment in (i) above will need to show that the smaller allotment size will allow sustainable agricultural production and land management practices, retention of natural resources and natural buffer areas.</p>	<p>S1.1 Land in the Rural Zone has a minimum allotment size of 250 hectares however, smaller allotment sizes are acceptable where the smaller allotment site contains land in the relevant Land Classification as follows.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Land Classification</th> <th style="width: 40%;">Minimum Allotment Size</th> </tr> </thead> <tbody> <tr> <td>Classes A1/A2</td> <td>30 hectares</td> </tr> <tr> <td>Class C1</td> <td>100 hectares</td> </tr> <tr> <td>Class C2</td> <td>150 hectares</td> </tr> <tr> <td>Class C3</td> <td>250 hectares</td> </tr> <tr> <td>Class D</td> <td>250 hectares</td> </tr> </tbody> </table>		Land Classification	Minimum Allotment Size	Classes A1/A2	30 hectares	Class C1	100 hectares	Class C2	150 hectares	Class C3	250 hectares	Class D	250 hectares
Land Classification	Minimum Allotment Size													
Classes A1/A2	30 hectares													
Class C1	100 hectares													
Class C2	150 hectares													
Class C3	250 hectares													
Class D	250 hectares													
<p>O1.2 The newly created allotments will have no impact on the agricultural practices and activities being carried out on adjoining land.</p>	<p>Note: The land classification is determined by Guideline Map 1 "Agricultural Land Classes Calliope Shire" and Guideline Map 2 "Agricultural Land Classes for Central Queensland Coast Horticultural Lands Project".</p> <p>S1.2 The new allotments will not to be used for the principal purpose of a dwelling.</p>													

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O2	<p>Reconfiguration of allotments below the minimum sizes described above satisfy exceptional circumstances as follows:</p> <p>(i) where it has been demonstrated that there is an overriding need for the development, such as public utilities, major infrastructure or rural industries which require allocation in a rural area but do not require a large parcel of land, in terms of public benefit;</p> <p>(ii) no other site not located on good quality agricultural land is suitable and available for the purpose;</p> <p>(iii) sufficient separation distances of buffering methods are employed to overcome potential impacts on existing and future adjacent rural uses; or</p> <p>(iv) creation of a lot or lots will ensure conservation of preservation of an item of cultural or heritage value; or</p> <p>(v) where it has been demonstrated through a detailed assessment of the agricultural quality of the land prepared in accordance with the Planning Guidelines: The Identification of Good Quality Agricultural Land” by a suitably qualified person that the land has agricultural potential different to that mapped on Guideline Maps 1 “Agricultural Land Classes Calliope Shire Council” and/or Guideline map 2 “Agricultural Land Classes for Central Queensland Coast Horticultural Land Project”. Lot size minimums apply to the revised land classification.</p>	S2	No solution specified
O3	<p>Development in the Rural Zone retains the rural character of the locality by:</p> <p>(i) good quality agricultural land in the Boyne River valley, Bracewell, East End and Yarwun areas and grazing lands, have been conserved for continued agricultural use and protected from subdivision into allotments that fragment otherwise productive rural land;</p>	S3	No solution specified.

Specific Outcomes	Probable and Acceptable Solutions
Assessable Development	
<p>(ii) amalgamation of good quality agricultural land into sustainable and productive holdings;</p> <p>(iii) accommodating the establishment of new and sustainable rural industries and activities where those activities cannot meet the development outcomes for the Village Zone;</p> <p>(iv) agricultural land uses being protected from potentially incompatible land uses;</p> <p>(v) ongoing agricultural productivity and the resulting social and economic benefits to the community are an overriding factor in considering the establishment of uses which may impinge on agricultural productivity;</p> <p>(vi) rural activities such as mining, forestry and quarrying being conducted safely, efficiently and with as little impact as possible upon the environment;</p> <p>(vii) promoting the sustainable use of surface and groundwater and soil productivity;</p> <p>(viii) rural land use practices reflecting sustainable management techniques to prevent soil erosion, protect the quality of land and water resources, maintain habitat values of water courses, and native timber and forest areas; and</p> <p>(ix) retaining timbered ridgelines, areas of native bushland, riparian corridors and other areas of habitat value in their natural state.</p>	
<p>O4 The impact of development on the rural environment in the Rural Zone, the Conservation Zone and the Open Space and Recreation Zone is restricted by:</p> <p>(i) facilitating the development of sustainable low key ecological and nature based tourism and recreation in the locality, particularly on Curtis Island;</p>	<p>S4 No solution specified</p>

Specific Outcomes	Probable and Acceptable Solutions
Assessable Development	
<p>(ii) development activities within and on land adjoining the Rural Zone, Open Space and Recreation Zone and the Conservation Zone adopt appropriate site management measures, including rehabilitation, to prevent soil erosion and sedimentation of watercourses; and</p> <p>(iii) areas of high conservation values are retained in their natural state and suitable measures put in place to ensure their ongoing conservation.</p> <p>Note: Areas of important conservation, habitat or landscape values within the Rural Zone, Open Space and Recreation Zone and the Conservation Zone are preserved including the:</p> <p>(i) Rundle Island and Hummocky Island</p> <p>(ii) Castle Tower, Kroombit Tops, Rundle Range and Curtis Island National Parks;</p> <p>(iii) area of State Forest on the mainland and Curtis Island;</p> <p>(iv) prominent mountains such as Mt Alma, Mt Larcom, Mt Booboolba and Mt Gindiwarra; and</p> <p>(v) tidal lands and wetlands of The Narrows and Balaclava Island;</p> <p>(vi) Mackay-Capricorn State Marine Park;</p> <p>(vii) Colosseum and Wild Cattle Island Fish Habitat areas;</p> <p>(viii) timbered ridgelines, areas of native bushland, riparian and wildlife corridors; and</p> <p>(ix) integration of open space infrastructure corridors which traverse much of the land in the Rural Zone.</p>	
<p>O5 The Raglan Shooting complex is protected from encroaching, inappropriate development which may impact on the use of the complex through sensitivity to noise or may compromise safety.</p>	<p>S5 No solution specified</p>

Table 6-4 Development in the Forestry Zone

Note: Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	<p>Protect and promote the sustainable and sensitive use of forest resources within the Forestry Zone for their multiple values for the shire including:</p> <p>(i) aesthetic;</p> <p>(ii) catchment protection;</p> <p>(iii) habitat; and</p> <p>(iv) landscape values including forested ranges and hillsides.</p>	S1	No solution specified.
O2	<p>Protect resources within the Forestry zone from the affects of incompatible activities such as urban development and agriculture.</p>	S2	No solution specified.

Table 6-5 Development Adjacent & Within the Major Industry Zone, Major Infrastructure Zone or Strategic Port Land

Note:

- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.
- Strategic Port Land is shown on the plan 'Figure 1' to Table 6-5.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	<p>Development on land adjacent to or within the Major Industry Zone, Major Infrastructure Zone or Strategic Port Land (refer Figure 1 below), will be designed to mitigate reverse amenity issues in regards to noise, dust, odours, traffic and other potential impacts from the nearby industrial activities including:</p> <p>(i) adopting suitable buffer distances;</p> <p>(ii) incorporating visual screening (planting of vegetation and fencing) to provide an effective screen and visual outlook;</p> <p>(iii) incorporating noise attenuation materials in the construction of dwelling units; and</p> <p>(iv) siting sensitive uses away from likely sources of dust, noise and odours.</p>	S1	No solution specified.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O2	<p>The operational and expansion requirements of the major industrial areas and major infrastructure facilities listed below will not be compromised by encroachment of inappropriate development:</p> <ul style="list-style-type: none"> (i) major transmission lines; (ii) Awoonga Dam; (iii) Gladstone State Development Area; (iv) Bruce Highway; (v) Dawson Highway; (vi) Gladstone Mt Larcom Road; (vii) Gladstone Monto Road; (viii) North Coast Railway; (ix) Moura short railway; (x) State railway linking the limestone mine at East End with the cement plant at Fisherman's Landing; (xi) Expanding port facilities at Fisherman's Landing; (xii) Future airport to be developed on Kangaroo Island; (xiii) Queensland Cement Development; and (xiv) Shale Oil Development. 	S2	No solution specified.
O3	<p>Suitable activities on premises adjoining the Gladstone State Development Area (GSDA) and the GSDA materials handling and transport corridor comprise compatible rural activities.</p>	S3	No solution specified.

Figure 1 (Table 6-5) – Strategic Port Land

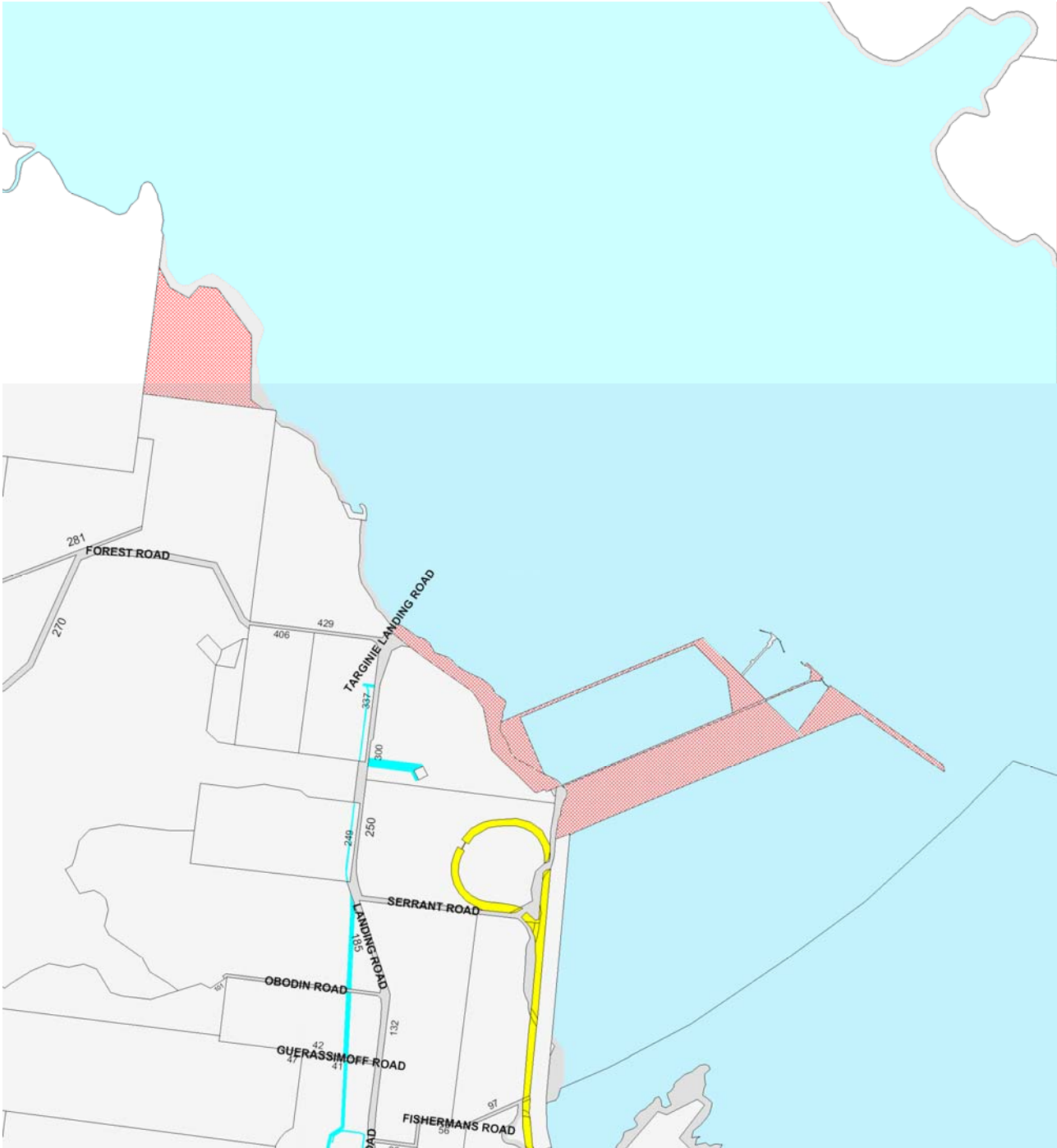


Table 6-6 Development within the Townships and the Village Zone

Note: Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	<p>Development in the townships retain their small scale, local community focus by retaining their particular character and protecting the sustainability of existing services as follows:</p> <p>(i) Ambrose - a small township providing an alternative choice in housing and provides a primary school and a community hall and very small scale commercial development serving the convenience needs of the local community;</p> <p>(ii) Builyan – a small township providing convenience shopping, postal agency, a community hall and primary school;</p> <p>(iii) Many Peaks – a small township functioning as an integrated settlement with Builyan with a limited range of community services including police service, hotel and casual medical centre;</p> <p>(iv) Mt Larcom – a township providing a range of community services including a primary and secondary school, community halls, hotel, convenience shopping, emergency services, community service centre and some higher order cultural, recreational and tourism facilities;</p> <p>(v) Nagoorin – a small township providing a primary school and housing for a small population and small Council service depot;</p> <p>(vi) Raglan – a small township providing local convenience facilities including a service station, tavern and postal agency to the local community as well as travellers and tourists;</p> <p>(vii) Ubobo – a small township providing a range of community facilities and services including convenience shopping, fuel sales, motor repairs, primary school, a community hall and two churches; and</p>	S1	No solution specified.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
	(viii) Yarwun – a small township providing a primary school, convenience shopping, rural agency and a community hall.		
O2	<p>The important role of the townships in the rural community is enhanced by:</p> <p>(i) development, including small scale residential, commercial, service trades occurs within the Village Zone and local industry activity is confined to land within the Local Industry Zone;</p> <p>(ii) limiting development within the constraints of the available services and infrastructure;</p> <p>(iii) commercial development occurs on land abutting existing lawful commercial activities;</p> <p>(iv) retaining the special character of the townships;</p> <p>(v) providing a focal point for the small communities the Villages serve;</p> <p>(vi) ensuring development is sensitive to the rural amenity and low scale character of the township environs;</p> <p>(vii) ensuring small scale services remain sustainable; and</p> <p>(viii) broaden the economic base of the Shire by facilitating the establishment of new and diversified rural industries within the Village Zone.</p>	S2	No solution specified.
O3	Development in the historical settlement subdivisions of Bracewell, Beachton, Glassford, Upper Glassford, and Littlemore will not compromise the sustainability of existing settlements or the rural amenity and will be provided with appropriate infrastructure.	S3	No solution specified.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O4	Expansion of the township area occurs only in response to significant social and economic benefits to the township and surrounding community.	S4	No solution specified.
O5	New township development is provided with an adequate and appropriate range of services including a reliable supply of potable water, an approved effluent disposal system, all weather road access, electricity supply network and telecommunications services.	S5	No solution specified
O6	Development which should be located outside of the Village Zone is as follows: (i) development which is likely to impact adversely on the amenity of a township (eg agriculture, forestry, extractive industry and other major industries); (ii) development requiring higher order support facilities (eg higher order tourist development, urban residential etc); and (iii) higher order activities which warrant a specific location (eg proximity to the port, or inclusion in the Gladstone State Development Area).	S6	No solution specified
O7	Allotments will have adequate area and dimensions to suit the purposes of the particular use and the character of the particular location.	S7	Minimum standards for residential and business development in the Village Zone and for local industry development in the Local Industry Zone will meet the standards established in Table 6-7.
O8	Development in existing allotments within the historical subdivision settlements within the Rural Zone will be confined to a Dwelling House	S8	No solution specified.
O9	Development within the township occurs on land abutting other development to enhance the economic provision of infrastructure and services.	S9	No solution specified.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O10	<p>Expansion of the township area will achieve the following:</p> <ul style="list-style-type: none"> (i) the land is contiguous with land included in the Village Zone; (ii) an appropriate range of services including sealed road access can be extended to the land in an efficient manner; (iii) will not lead to fragmentation of the existing development pattern in the township; (iv) will contribute to the sustainability of the existing activities within the township; (v) will not lead to operational conflicts on the fringe of the township; (vi) is consistent with the orderly development and well being of the community; and (vii) higher order infrastructure and services will be provided where otherwise detrimental environmental impact may occur. 	S10	No solution specified.
O11	<p>Development in Mt Larcom provides for the following:</p> <ul style="list-style-type: none"> (i) business premises of a high design standard and well maintained to enhance the streetscape; (ii) expansion of the existing showgrounds as a central facility in the region for open air entertainment and recreation; (iii) the multi use or conversion of existing premises for purposes such as flea market, specialist produce sales from surrounding area, community hall; (iv) residential development contiguous with existing residential land and which maximises the integration of the community and promotes the rural lifestyle character; and (v) facilities for tourists and travellers to enjoy the scenic qualities and quiet rural lifestyle occur in appropriate localities where noise intrusion does not occur and with ready access to service facilities. 	S11	No solution specified.

Table 6-7 Development Standards

Land use Type	Sewered Lot	Unsewered Lot *	Maximum Intensity
Dwelling house	600 sqm	800 sqm	Na
Duplex	900 sqm	900 sqm	Na
Multiple Units	1000 sqm	1000 sqm	1 unit/250 sqm
Business Activity	800 sqm	800 sqm	Na
Local Industry	4000 sqm	4000 sqm	Na
Service Trade	1000 sqm	1000 sqm	Na

(* subject to capability of the site to sustainably dispose of effluent on site)

Table 6-8 Development on Curtis Island

Note: Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

Specific Outcomes	Probable and Acceptable Solutions
Assessable Development	
<p>O1 Development on Curtis Island will be very restricted and may occur as follows:</p> <p>(i) there is no increase in allotment yield in Beachton Settlement and Station Point with development being restricted to detached dwellings on existing allotments;</p> <p>(ii) Cape Capricorn retains its historical heritage qualities and is used for low key tourism directly related to the lighthouse;</p> <p>(iii) Black Head retains its character as a low key resort development confined to the allotment which has current approval.</p>	<p>S1 No solution specified</p>

Specific Outcomes		Probable and Acceptable Solutions
Assessable Development		
O2	<p>Development of the area known as Black Head, Curtis Island and identified as Lots 8 and 11 CP860464 as a tourist resort which includes the following facilities:</p> <ul style="list-style-type: none"> (a) central resort facilities and resort accommodation designed to a high architectural standard; (b) a landing in Hobble Gully; (c) vehicular access from the landing to Black Head; (d) an airstrip; (e) a dam in Hobble Gully; and (f) water supply and sewerage infrastructure; <p>and preserves Curtis Island's natural features and integrates the natural recreational opportunities.</p>	S2 The whole development is in accordance with a master plan generally in accordance with Town Planning Consent Permit No. 318.
O3	<p>Development on Curtis Island is predominantly small scale and has minimal impact and is based on the principles of sustainable ecological and nature based tourism.</p>	S3 No solution specified
O4	<p>Development on Curtis Island will ensure:</p> <ul style="list-style-type: none"> (i) natural resource values of the Protected Areas are protected; (ii) development on prominent headlands, ridges and hillsides is unobtrusive in the landscape, even when viewed from the ocean or the Narrows; (iii) will be sensitive to the visual landscape; (iv) solid waste disposal will occur in an ecologically sustainable manner; and (v) stormwater drainage is directed into sedimentation ponds with controlled drainage released only to approved points of discharge. 	S4 No solution specified

Table 6-9 Community Use Purposes and Development within the Community Use Zone

Note:

- Community Use refers to those uses as defined in the Community Purposes Use Class in Schedule 1.
- Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	Development in the Community Use Zone provides for the on-going statutory, communications, social, civic, educational and religious functions of public entities and community organisations free of any significant impediments created by inappropriate development on adjacent land.	S1	No solution specified.
O2	Development of land within or adjoining land in the Community Use Zone will: (i) protect against potential impact on the use or potential use of public facilities; and (ii) provide a buffer areas of minimum width of 25 metres or other mitigation measures to ensure the unfettered continuation of the community facility.	S2	No solution specified.
O3	Development within the Calliope Historical Village will retain the predominantly historical theme of the township.	S3	No solution specified.
O4	Calliope Historical Village is developed in an integrated way which expands on the historical theme providing relocated historical buildings, items and necessary infrastructure for the enjoyment of the public.	S4	No solution specified.
O5	Land in the Community Use Zone which adjoins the Calliope Historical Village is used for the ancillary purposes including car park area, sewerage treatment plant, water treatment plant and the like.	S5	No solution specified.

Table 6-10 Nature Based Tourism in the Rural Zone

Note: Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	<p>Nature based tourism in the Rural Zone will achieve the following:</p> <ul style="list-style-type: none"> (i) be situated on rural land in the Rural Zone in appropriate locations; (ii) have nil affect on the ongoing rural activities and will not curtail potential expansion of rural industries in the Rural Zone; (iii) is low intensity, small scale and low impact; (iv) will contribute to the social and economic well being of the shire; (v) serviced with appropriate infrastructure; and (vi) screened and protected from potential health and safety impacts such as spray drift, machinery and the like. 	S1	<p>In regard to O1(i), nature based tourism within the Rural Zone is preferably situated as follows:</p> <ul style="list-style-type: none"> (i) in the catchment and foreshores of lake Awoonga; (ii) the mountains of the Calliope range; (iii) the Upper Boyne River Valley; (iv) adjacent to the coast of Curtis Island; and (v) adjacent to the national parks. <p>Otherwise no solution specified.</p>
O2	<p>Nature based tourism will be located as follows:</p> <ul style="list-style-type: none"> (i) on land which is not good quality agricultural land and not required for rural production; (ii) is able to support the scale and intensity of the tourism activity; and (iii) will include low scale accommodation and facilities, organised treks, bicycle or equestrian tours and interpretive services. 	S2	No solution specified.

Table 6-11 Inconsistent Uses

Note: Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	All uses and use classes referred to in the Assessment Table as “inconsistent use” are not located in the relevant zone in which those inconsistent uses or use classes are referred.	S1	No solution specified.