

Schedules

Schedule 1— Cultural heritage features	1.1
Schedule 2— Infrastructure	2.1
2.1 Planned infrastructure	2.1
2.2 Gin Gin Town Services Area	2.1
2.3 State Controlled Roads and Principal Local Government Roads in the local government area	2.2
2.4 Construction standards for infrastructure works	2.2
2.5 Infrastructure overlay areas and items	2.3
Schedule 3— Natural Features and Resources	3.1
Schedule 4— Land Designated for Community Infrastructure	4.1
Schedule 5— Dictionary	5.1
5.1 Defined uses	5.1
5.2 Meanings of terms relating to advertising devices	5.7
5.3 Other general terms	5.8

Schedule 1—Cultural heritage features

Column 1 Cultural heritage feature	Column 2 Significance	Column 2 Real Property Description and location	Column 3 Overlay map
Character areas			
Scenic Rural Character Area		-	CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin
Town Heritage and Character Area		-	CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin
Bicentennial National Trail			CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin
Heritage and Character sites			
Former Boolboonda State Primary School (also included in the Queensland Heritage Register)	The Boolboonda and surrounding district residents have used the school for educational purposes, as a meeting place, for public functions and over the years has been a central gathering place for the residents of the area. The community's sense of association with the place has been strengthened by the fact that the residents of the Boolboonda area paid for the purchase of the land and former school following its closure. Accordingly, the educational component of the cultural heritage of community would be retained within the community. As an intact example of a provisional	Lot 51 on BON1285, Boolboonda Tunnel Road, Gin Gin	CHFO 1.1 to CHFO 1.5 and Cultural Heritage – Gin Gin

Column 1 Cultural heritage feature	Column 2 Significance	Column 2 Real Property Description and location	Column 3 Overlay map
	<p>school constructed at the end of the nineteenth century and with little change or modification to the building, it serves as an important reminder of the development of state education to rural communities throughout the nineteenth and twentieth centuries.</p> <p>The grounds include a variety of mature plantings that create a picturesque surround to the school buildings.</p>		
<p>Gin Gin Railway Station and complex (also included in the Queensland Heritage Register)</p>	<p>Substantially intact example of a country branch line station and its associated buildings and infrastructure. The Mount Perry railway was one of several major railway lines approved by the Queensland Parliament in 1877, to access the gold and copper fields of Queensland from the ports of Maryborough, Townsville and Bundaberg. The complex allows for an interpretation of the construction, and development of the former North Bundaberg-Mount Perry railway line, as well as the network of branch lines centred on Bundaberg. Its survival as a relatively intact group of railway buildings dating from various periods allows for the interpretation of the importance of the Queensland Railway network in the economic development of rural Queensland. Its use as a museum also is important in the interpretation of the complex and its significance to the local community.</p>	<p>Lot 127 on RP888196, Mulgrave Street</p>	<p>CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin</p>
<p>Boolboonda Railway Tunnel (also included in the Queensland Heritage Register)</p>	<p>The Boolboonda Railway Tunnel is important in demonstrating the pattern of Queensland's history as evidence of the rail line from Bundaberg to Mount Perry built in the 1880s.</p> <p>The place demonstrates a rare aspect of Queensland's cultural heritage as an early example of one of the few railway tunnels built in Queensland not requiring lining or support. The tunnel is also made unusual by the absence of portals to the entries of the tunnel.</p> <p>The Boolboonda Railway Tunnel is of aesthetic significance as a picturesque element in the landscape. The tunnel is of social significance to the local community.</p>	<p>Lot 61 on BN37372, Tunnel Road</p>	<p>CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin</p>



Schedule 2—Infrastructure

2.1 Planned infrastructure

Table 2.1 identifies the planned standards of service for infrastructure in the local government area.

Table 2.1 Planned standards of service

Zone	Infrastructure	Standards of service
Commercial		no standards of service stated
Community purposes		no standards of service stated
Industrial		no standards of service stated
Residential	Water supply	Water supply—3600 l/tenement /peak day demand
	Sewerage	Sewerage—750 l/tenement /day
	Drainage	designed for 10 year average recurrence interval
	Parks and open space	no standards of service stated
Rural		no standards of service stated

2.2 Gin Gin Town Services Area

Map “Infrastructure – Gin Gin” identifies the Gin Gin Town Services Area.

2.3 State Controlled Roads and Principal Local Government Roads in the local government area

The following roads are “principal local government roads” in the local government area—

1. the following principal local government roads to the extent shown on Map Infra 1.1 to Infra 1.5 and Infrastructure – Gin Gin—
 - a) Wallaville Goondoon Road;
 - b) Moolboolaman Road;
 - c) Settlement Road;
 - d) Currajong Farms Road;
 - e) Tirroan Road;
 - f) Sisemeys Road;
 - g) Walla Road;
 - h) Goodnight Road;
 - i) Kalliwa Road;
 - j) Gaeta Road; and
 - k) Wonbah Road.

2.4 Construction standards for infrastructure works

Table 2.2 identifies the construction standards that apply to infrastructure works in the local government area.

Table 2.2 Construction standards for infrastructure works

Infrastructure	Applicable construction standards
Water supply	Water Reticulation Code of Australia (WSA03- 1999); or if the matter is not dealt with by WSA03-1999, the IPWEA Standard Drawings
Sewerage	Sewerage Code of Australia (WSA02-1999); Sewerage Pumping Station Code (WSA04-2001); or if the matter is not dealt with by WSA02-1999 or WSA04-2001, the IPWEA Standard Drawings.
Roads & Drainage	Institute of Public Works Engineers of Australia (IPWEA) Standard Drawings



2.5 Infrastructure overlay areas and items

Table 2.3 identifies the infrastructure areas or items for the Infrastructure Overlay Areas and Items.

Table 2.3 Infrastructure Overlay Areas and Items

Column 1 Natural feature or resource	Column 2 Real Property Description or location	Column 3 Overlay map
<i>Water infrastructure</i>		
Irrigation Area		Infra 1.1 to Infra 1.5 and Infrastructure – Gin Gin
Declared Catchment Area		Infra 1.1 to Infra 1.5 and Infrastructure – Gin Gin
Flood and Drainage Liability Area		Infra 1.1 to Infra 1.5 and Infrastructure – Gin Gin
<i>Transport infrastructure</i>		
State-controlled roads	as may be declared from time to time under the Transport Infrastructure (Roads) Act	Infra 1.1 to Infra 1.5 and Infrastructure – Gin Gin
Principal local government roads		Infra 1.1 to Infra 1.5 and Infrastructure – Gin Gin

Schedule 3—Natural Features and Resources

The table identifies the natural features or resources for the Natural Features and Resources Overlay Areas.

Column 1 Natural feature or resource	Column 2 Real Property Description or location	Column 3 Overlay map
<i>Protected areas under the Nature Conservation Act:</i>		
Goodnight Scrub National Park	110 on NPW550	Overlay Map NFRO 1.5
Bullyard Conservation Park	153 on BON1573	Overlay Map NFRO 1.4
<i>Resources Reserves</i>		
State Forests	169 on FTY1702 406 on FTY1622 645 on FTY1439 391 on FTY1007 370 on FTY486 381 on FTY954 695 on FTY1570 287 on FTY1015	Overlay Map NFRO 1.1 to NFRO 1.5 and NFRO 1 Gin Gin
<i>Mining Leases</i>		
Limestone resource (Wilderhope Pty Ltd)	Lots 1,2,3 on AP3104	Overlay Map NFRO 2.1 to NFRO 2.5 and NFRO 2 Gin Gin
Quartz resource (Bundaberg Enterprises Pty Ltd)	Lot 46 on BON588	Overlay Map NFRO 2.1 to NFRO 2.5 and NFRO 2 Gin Gin
<i>Good Quality Agricultural Land</i>	Indicatively described as most land in the south-eastern parts of the local government area generally between Gin Gin Mount Perry Road, Bundaberg Gin Gin Road, the Burnett River, and St Kilda Road.	Overlay Map NFRO 1.1 to NFRO 1.5 and NFRO 1 Gin Gin

Column 1 Natural feature or resource	Column 2 Real Property Description or location	Column 3 Overlay map
<i>Bushfire Prone Areas</i>	Any part of the Shire that is bushfire prone	BPA 1.1 to 1.5 and BPA Gin Gin
<i>Watercourses</i>		
Watercourses	Any creek, river, stream, waterway, or other watercourse shown on the map, including, the Burnett River, Perry River, Kolan River, and Gin Gin Creek, or any existing or future impounded waters	Overlay Map NFRO 2.1 to NFRO 2.5 and NFRO 2 Gin Gin



Schedule 4—Land Designated for Community Infrastructure

This table identifies land designated by the Minister or the local government for community infrastructure pursuant to Section 2.6.1 of the *Integrated Planning Act 1997*.

Community Infrastructure Details	
Community Infrastructure Item—	Burnett River Dam
Location	Lower Burnett River
Real Property Description	Lot 4 on BN37379 Lot 50 on BON477 Lot 110 on NPW550 Lot 1002 on NPW550
Designation made by	Minister for State Development
Date designation was made by the Minister	10/10/2002
Date the designation took effect	18/10/2002
Type of Community Infrastructure	(o) transport infrastructure mentioned in Schedule 10, definition “development infrastructure” (p) water cycle management infrastructure (r) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in paragraphs (a) to (q).
Description of the effect of the amendment or repeal.	Burnett River Dam. The following types of infrastructure form part of the works required for the proposed Burnett River Dam: a) a dam structure which holds a capacity of up to 300 000 megalitres and makes controlled discharges of water for agricultural, commercial, domestic and environmental uses; b) access roads; and c) other infrastructure ancillary to the dam.

Schedule 5—Dictionary

5.1 Defined uses

In this planning scheme—

“Aquaculture” means the use of *premises* for the commercial production of fish, crustaceans or shellfish, not being a farm. The term includes ancillary processing, packing, storage and administration.

“Cattery or kennel” means the use of *premises* for boarding, breeding, keeping, or training cats or dogs for business purposes or for their impoundment.

“Commercial premises” means the use of *premises*, not elsewhere defined, for—

- (a) an office for administration, clerical, technical activities; or
- (b) an office for conducting a business or a professional practice; or,
- (c) non-residential medical, health, personal or related services of a commercial nature; or,
- (d) the administrative functions of a public sector entity; or,
- (e) other activities, not being an *industrial activity*, conducted for commercial gain.

“Community services” means the use of *premises*—

- (a) for providing a community health, well-being or similar service; or,
- (b) as a meeting hall by a community, charitable or cultural organisation; or,
- (c) as a place of public worship or for religious activities; or,
- (d) as a public library; or,
- (e) for a cemetery or columbarium; or,
- (f) for a station or depot for ambulance services, fire and rescue services, police services, rural fire services, state emergency services or a similar service.

“Community space” means the use of *land* that is ordinarily open to the public without charge and which is intended for—

- (a) environmental protection and conservation; or,
- (b) leisure, recreational, sporting and community purposes.

The term includes any ancillary use of *outbuildings* and works and the occasional temporary use for fairs, exhibitions and similar activities.

“Display yard” means the use of *premises* for the hire, display, or offering for sale of goods, including plant, equipment, vehicles, machinery, vessels, plants, building materials, construction materials, and landscaping materials, when occupying more than 200m² outdoors. The term does not include *shop*.

“Domestic storage” means use of a *shed* for storage of domestic goods including boats, cars, household items and tools not associated with a *dwelling house* on the same lot.

“Dwelling house” means—

- (a) the residential use of a *dwelling* by one household; or,
- (b) a caretaker’s residence if associated with a non-residential use on the same *lot*;
- (c) associated relative’s accommodation that is not self contained; or,
- (d) a display home.

The term includes the ancillary use of a shed located on the same *lot*.

“Education or health premises” means the use of *premises*—

- (a) for educating or training people, including providing preschool, primary, secondary, or tertiary education, whether or not the use involves the ancillary residential use of the *premises*; or,
- (b) as a child care centre; or,
- (c) as a crematorium; or,
- (d) as a hospital or public health care facility.

“Extractive industry” means the use of *premises* for dredging or extracting sand, gravel, rock, soil or similar materials for commercial gain. The term includes the ancillary washing, crushing, screening and stockpiling of those materials. The term does not include the winning and processing of minerals authorised under the *Mineral Resources Act 1989*.

“Farm” means the use of *land* involving the commercial propagation, cultivation or harvesting of plants or the keeping, breeding, boarding, or training of animals, including livestock and birds, at an intensity where the animals’ main food source is obtained by grazing, browsing, or foraging on plants grown on the *land*. The term includes the following—

- (a) turf farming;



- (b) forestry, either native or farm but not secondary processing including milling, kiln drying, chemical treatment or oil extraction;
- (c) packing or otherwise placing into containers raw produce from the same holding;
- (d) keeping honey-bee hives to extract honey or other bee hive products;
- (e) emergency and supplementary feeding;
- (f) a *roadside stall*;
- (g) the production of fish, crustaceans, or shellfish if there are no discharges to watercourses, and production occurs in—
 - (A) tanks that have a total surface area less than 750m² utilising oxygen injection; OR,
 - (B) tanks that have a total surface area less than 2000m² if not utilising oxygen injection; OR,
 - (C) ponds and associated structures such as settlement dams that have a total surface area less than 20,000m²; and
- (h) any building or structure associated with the above activities.

The term does not include **dwelling house, intensive animal husbandry.**

“**Food or entertainment venue**” means the use of *premises*—

- (a) for the sale of food and/or beverages; or,
- (b) for the provision of entertainment and/or recreation; or,
- (c) at which more than three coin, card, or token operated amusement machines are available for use.

The term includes amusement parlour, cabaret, cinema, conference centre, function centre, gaming establishment, hotel, take-away food store, restaurant, sporting and other clubs, tourist theme park, and commercial sporting or recreation facilities such as squash courts and indoor cricket centres.

“**General industry**” means the use of *premises* for any *industrial activity* that is not an extractive industry, a low-impact industry, rural industry or a special industry. The term includes operating a workshop for carrying out *motor vehicle mechanical or panel repairs*.

“**Home business**” means the secondary use of a *dwelling* for commercial gain or as an occupation, where the use is conducted by people who are permanent residents of the *dwelling*. The term includes—

- (a) home based child-care;
- (b) home based residential care for people with special needs;
- (c) accommodation for persons away from their normal place of residence;

- (d) small scale activities such as ornamental fish production.

The term does not include cattery or kennel or a *brothel*.

“Intensive animal husbandry” means the use of *premises* for the keeping, farming or handling of animals at a density of which ordinarily requires supplementary feeding and/or containment in feed lots, sheds, pens or the like where one or more of the following apply—

- (a) if a feedlot or dairy—exceeding 10 standard cattle units;
- (b) if a piggery—exceeding 10 standard pig units;
- (c) if a poultry farm—there are more than 20 birds;
- (d) if an animal sales, handling yard or other activity—there are more than 150 animals.

The term does not include aquaculture or farm.

“Low-impact industry” means the use of *premises* for an *industrial activity* where—

- (a) all environmental effects, including noise, vibration, dust, odour and lighting can reasonably be expected to be contained on-site and the activity does not adversely affect the amenity of the locality; and,
- (b) the *industrial activity*, including the storage of buildings, equipment, plant, primary produce, vehicles or other articles, is conducted only within a building; and
- (c) the activity does not result in an undue load on public utilities, in excess of that normally provided for development in the area.

The term includes—

- (a) small engine repairs;
- (b) dry cleaning;
- (c) dressmaking and sewing;
- (d) locksmithing;
- (e) the manufacture of works of art or craft, such as handicrafts, paintings and sculptures;
- (f) the making of bread, cakes, pastries, or confectionary.

“Multi-residential” means the residential use of *premises* other than use for a dwelling house, home business, or tourist accommodation. The term includes—

- (a) multiple unit accommodation, whether involving *dwellings* or otherwise, including apartment buildings, duplexes, flats, townhouses;
- (b) dual occupancy of one *lot*;
- (c) boarding house or tenement building;
- (d) aged care facilities and retirement villages;
- (e) rural workers’ accommodation.



“Public utility” means the use of *premises* for community or public purposes for—

- (a) a *telecommunications facility*, other than a “low impact facility” as defined by the *Telecommunications (Low Impact Facilities) Determination 1997*, being a network tower, mast, antenna, equipment shelter or cabinet; or,
- (b) operating works under the *Electricity Act 1994*¹ other than *minor electric lines*; or,
- (c) railway lines, stations and associated facilities; or,
- (d) water treatment and storage.

“Rural industry” means the use of *premises* for an *industrial activity* being—

- (a) handling, storage, treating, processing, or packing of primary products produced on another holding; or,
- (b) the slaughter of animals, including birds; or,
- (c) the garaging of no more than three buses or coaches used for carrying children to and from school; or,
- (d) a workshop for servicing machinery, plant and equipment used primarily in rural production in the locality.

The term does not include farm.

“Service station” means the use of *premises* for the retail sale of motor fuel for fuelling motor vehicles or vessels, whether or not the use also includes the sale of other goods provided that the total area in which such other goods are sold does not exceed 100m².

“Shop” means the use of *premises* for—

- (a) the display, sale, or offering for sale by retail of goods; or,
- (b) an activity that would otherwise be low-impact industry and the *total use area* is less than 100m²; or,
- (c) an activity that would otherwise be low-impact industry and the *total use area* is less than 200m², more than half of which involves the display, or offering for sale of goods to the general public; or,
- (d) a coin operated laundromat; or,
- (e) the reception or return of goods; or,
- (f) the hire of goods.

The term does not include display yard.

“Special industry” means the use of *premises* for any *industrial activity* that has the potential to cause significant off-site environmental effects. The term includes an *industrial activity* that—

¹ “Operating works” are defined in section 12(3) of the *Electricity Act 1994*.

- (a) is likely to present a significant hazard to the general public or the occupiers of other *premises*; or,
- (b) involves an activity or product stated in *Table: Special industry activities*

Table: Special industry activities

1. bottling or canning food or beverages	18. operating a scrap metal yard or dismantling automotive or mechanical equipment
2. chemical treatment of timber	19. processing or extracting substances from animal wastes or by-products or tanning or curing animal skins or hides
3. cleaning using a stream of abrasives	20. processing or producing mineral concentrates
4. concrete batching in works having a design production capacity of more than 100 tonnes per annum	21. producing castings, or smelting or processing ores or ore concentrates
5. distilling alcohol in works with a design capacity of more than 2 500 litres per annum	22. producing coke or hydrocarbons gas
6. incinerating wastes	23. recycling or reprocessing batteries, chemicals, oils, regulated wastes, or tyres
7. manufacturing a concrete, clay or ceramic product	24. refining or processing fuel gas, crude oil, shale oil, or vegetable oil
8. manufacturing cement	25. separating, evaporating or processing milk
9. manufacturing glass or glass fibre in works with a design production capacity of more than 200 tonnes per annum	26. slaughtering animals for producing meat or meat products for human consumption
10. manufacturing or retreading tyres	27. spray painting (other than spray painting motor vehicles), powder coating, enamelling, electroplating, anodising or galvanising in works having an annual production throughput of more than 2 000 tonnes of metal products
11. manufacturing or storing chemicals, gases or dangerous goods	28. storing or handling of crude oil or petroleum products with a combined storage design capacity of 10 000 litres or more, not being a service station
12. manufacturing paint in works with a design capacity of 10 000 litres per annum	
13. manufacturing plastic or plastic products having a design production capacity of more than 1 tonne per annum	
14. manufacturing pulp or paper	
15. manufacturing soil conditioners	
16. manufacturing textiles	
17. manufacturing tobacco or tobacco products	



“Tourist accommodation” means the use of *premises* for accommodating persons away from their normal place of residence, not being a home business. The term includes backpackers’ hostel, farmstay, motel, caravan park, camping ground, and relocatable home park.

“Other” means the use of *premises* for any use not otherwise defined.

5.2 Meanings of terms relating to advertising devices

“Above awning sign” means a sign attached to and supported above an awning.

“Advertising device” includes a structure, other than a building, that forms part of the advertisement or sign, or to which it is attached, or on which it is exhibited.

“Awning fascia sign” means a sign attached to the fascia of an awning.

“Banner sign or bunting” means a series of small flags, pennants, streamers, or ribbons suspended from a rope or cable above or within premises.

“Below awning sign” means a sign attached to and supported below the awning.

“Billboard” means an advertising sign with an area greater than 5 m² whether freestanding or attached or applied to a building.

“Blind sign” means a fabric or metal weather protector, either erectable or fixed, suspended from an awning or the face of a building over a door or window, to which a message is applied or attached.

“Building fascia sign” means a sign attached to the fascia of a building.

“Business plate” means a sign not exceeding 0.5m² that identifies a business operating on the property by displaying the name and/or occupation of the occupant of the premises.

“Cabinet sign” means a lockable compartment that is fixed to the wall of a non-residential building and which has a transparent face for the display of up to 2 square metres of notices and advertising.

“Canopy sign” means sign that is painted or otherwise fixed to a canopy located over a window or a doorway whether the canopy is constructed from flexible or solid materials.

“Flag sign” means a sign in the form of a flag attached to a pole or rope. The term does not include a flag showing only the national symbol of any nation, state, local government area, culture or people.

“Frontage sign” means a sign that is either painted on or attached to a fence or wall along the road alignment of premises.

“Ground base sign” means a sign permanently attached to the ground on its own supportive structure independent of any building. The term does not include a billboard or pylon sign.

“Luminance” (L) – the physical quantity corresponding to the brightness of a surface (eg. Lamp, luminaire, sky or reflecting material) in a specified direction. It is the luminous intensity of an area of the surface divided by that area. Unit: candela per square metre (cd/m²).

“Pole or pylon sign” means a sign erected on a pole or pylon independent of any building or other structure.

“Projecting wall sign” means a sign attached to and projecting from the street façade of a building.

“Property name sign” means a sign identifying the name of premises on which it is situated and containing no other advertisement.

“Roof sign” means a sign erected on a roof or parapet of a building.

“Wall sign” means a sign painted on or affixed flat to a wall of a building.

“Window sign” means a sign used on the inside or outside of a window for the display of advertisements.

5.3 Other general terms

In this planning scheme—

“AHD” means Australian Height Datum.

“Annual Exceedance probability (AEP)” the likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage. For example, if a flood has an AEP of 5% it means that there is a 5% risk (ie a probability of 0.05 or a likelihood of 1 in 20) of a peak flood discharge occurring in any one year. The AEP of a flood event gives no indication of when a flood of that size will occur next.

“arterial road”—see schedule 2.

“assessment category” means the type of assessment identified for *development* in accordance with the *IPA*, being one or other of the following—

1. exempt;
2. self-assessable;
3. assessable requiring code assessment, referred to as “code assessable”;
4. assessable requiring impact assessment, referred to as “impact assessable”.

“assessment criteria” means those parts of the scheme measures that establish the outcomes sought for self-assessable and assessable development, including overall and specific outcomes, acceptable solutions and probable solutions.

“BCA” means the Building Code of Australia.

“boundary clearance” means the minimum distance from a boundary, other than a frontage to a road, to a building or structure.



“*brothel*” has the same meaning as in the *IPA*².

“*building line or setback*” means the minimum distance from any *lot* boundary to a *building*.

“*building work*” has the same meaning as in the *IPA*.

“*building*” has the same meaning as in the *IPA*.

“*bushfire prone area*” see *Map BPA*.

“*class*” in relation to a *building*, has the same meaning as in the Building Code of Australia 1996.

“*close relative*” means a spouse, parent, parent in law, son, son in law, daughter, daughter in law, step parent, step-son, step-daughter, brother, sister, or the spouse of any of the preceding persons, or if that person is one of an unmarried couple, the other member of that couple.

“*code assessable*” see *assessment category*.

“*community infrastructure*” see *the IPA*.

“*community titles scheme*” has the same meaning as in the Body Corporate and Community Management Act 1997.

“*creek*” means a *watercourse* identified in Schedule 1 as a creek to the extent shown on Map NFRO2.

“*cropping land*” means land shown on *Map NFRO1* as Class A – Arable land.

“*demolition*” in relation to a building *includes* the removal of a building.

“*development*”—see the *IPA*.

“*domestic animal keeping*” means the keeping of any animal for interest, enjoyment or protection by residents of a dwelling.

“*dwelling*” means a building or part of a building used as a self-contained residence that includes³—

1. food preparation facilities; and,
2. a bath or shower; and,
3. clothes washing facilities, comprising at least one washtub, and space in the same room for a washing machine; and,
4. a closet pan and wash basin.

The term includes out-buildings and works normal to a dwelling.

“*electric line*” has the same meaning as in the *Electricity Act 1994*.

“*environmental harm*” has the same meaning as in the *Environmental Protection Act 1994*.

² The *IPA* definition references the *Prostitution Act 1999, schedule 4*.

³ The following are similar to the requirements for a Class 1 building under Clause 3.8.3.2 of the *Building Code of Australia 1996*.

“environmentally relevant activity” has the same meaning as in the *Environmental Protection Act 1994*.

“external building work” means *building* work that is outside the external surfaces of an existing building.

“filling and excavation” means *activities* that involve excavating or filling that materially affects premises or their use.

“frontage” means any boundary of a *lot* that abuts a road.

“gate” means a structure intended, when closed, to prevent the passage of livestock and vehicular traffic along a public road.

“good quality agricultural land” means land that is capable of sustainable use for agriculture with a reasonable level of inputs, without causing degradation of land or other natural resources. In this context agricultural land is defined as land used for crop or animal production, excluding *intensive animal husbandry* or plant nurseries based on either hydroponics or imported plant media.

“grid” means a structure intended to permit the unrestricted movement of pedestrians and vehicles, and to prevent the passage of livestock, along a road.

“GFA” or *“gross floor area”* means the total floor area of the building measured from the outside of the external walls or the centre of a common wall.

“grazing land” means land shown on *Map NRFO1* as Class C Pasture land.

“habitable room” has the same meaning as in the *Building Code of Australia*.

“hard stand surface” in relation to a parking area means asphaltic concrete, concrete, spray seal, or grass where the bearing surface comprises concrete projections.

“heritage building” means any *building* identified in the Schedule to the Heritage Code.

“high” or *“height”* in relation to a building or structure, means the height measured vertically from the natural ground level to the highest point of that building or structure.

“holding” means any number of contiguous *lots*, or *lots* that would be contiguous were it not for the presence of a road, where those *lots* are controlled, held or occupied by the same person or entity.

“household” in relation to a building, means a person or group of persons occupying a dwelling.

“IDAS” has the same meaning as in the *IPA*.

“impact assessable” see *assessment category*

“industrial activity” means an activity for a trade, business or government enterprise for—

1. assembling, breaking up, cleaning, dismantling, maintaining, making, manufacture, processing, repairing, servicing; or



2. storing, keeping, or garaging equipment, plant, relocated or relocatable buildings, primary produce, vehicles or other things; or
3. fitting parts, accessories or components to vehicles; or
4. treating wastes.

“IPA” means the *Integrated Planning Act 1997*.

“land” has the same meaning as in the *IPA*.

“landscaping” means the provision of gardens, screen planting, buffering or the like, through the planting of trees, shrubs, and ground cover, with or without the construction of incidental facilities including pathways, water features, shade structures, seating, irrigation, walls, and fences, all of which are constructed and maintained so as to enhance the appearance or amenity of an area.

“lot” has the same meaning as in the *IPA*.

“material change of use” has the same meaning as in the *IPA*⁴.

“minor building work” means *building work* that increases the *GFA* of a *building* existing at the *commencement* of this planning scheme by not more than 10% or 25 m² whichever is the lesser.

“minor electric line” means an *electric line*⁵ that has a nameplate of 66kV or less and includes all associated equipment and works.

“mixed farming land” means land shown on *Map NRFO1* as Class B – Limited Arable land.

“motor vehicle mechanical or panel repairs” has the same meaning as in the *Environmental Protection Regulation 1998*⁶.

“natural ground level” means—

1. The ground level of the *lot* on the day the first plan of survey showing the *lot* was registered; or
2. the level or likely level of land prior to any works which may materially change the level or land.

“noise sensitive place” means—

1. a dwelling house, mobile home, caravan park or other residential use;
2. a motel, hotel or hostel; or

⁴ Note however that the assessment tables identify that for some uses if making a material change of use involving building work that increases the *GFA* by more than 10% is code assessable and less than 10% is *exempt*.

⁵ see the *Electricity Act 1994*

⁶ see Schedule 9 of the regulation

3. a kindergarten, school, university or other educational institution; or
4. a medical centre or hospital; or
5. a park or gardens.

"on premises" in relation to an advertising device, includes on a fence or wall fronting a road.

"operational work" has the same meaning as in the *IPA*.

"overlay" means the geographical layer overlaying the *zones* in this planning scheme that are based on special attributes of an identified area, place or site.

"permanent irrigation" in relation to land means an operational system of permanent irrigation.

"person" has the same meaning as in the *IPA*.

"plot ratio" means the gross floor area divided by the area of the site

"pond" means a structure capable of holding water that has been formed by hollowing, excavating or embanking natural surfaces.

"potable water" means water with qualities that comply with the National Health and Medical Research Council's *Australian Drinking Water Guidelines*.

"premises" has the same meaning as in the *IPA*.

"private open space" means an open area of land or building attached to a dwelling (eg balcony or roof garden) intended for the exclusive use of the occupants of the dwelling.

"probable solution" see section 1.13.

"rear lot" means a lot in which the majority or its entire frontage comprises its access and in which most of its area is separated from dedicated roads by other lots.

"reconfiguring a lot" has the same meaning as in the *IPA*.

"river" means a watercourse being either the Burnett River, Kolan River, or Perry River.

"roadside stall" means premises used for selling produce from a farm on the same *holding*.

"roadway" means *works* constructed to provide for, as one of its main uses, the driving or riding of motor vehicles.

"rural area" means any part of the local government area not being in an *urban area*.

"scheme map" means any map included as part of this scheme that shows zones or overlay areas.

"sediment fence" means a purpose made, woven or non-woven geotextile fabric constructed as a vertical fence using support posts spaced at a distance of no greater than 2 metres.

The term does not include shade cloth or filter cloth.



“sediment run-off” means the movement by water, of gravel, sand, silt, clay or mud.

“self-assessable” see *assessment category*.

“separate part of a lot” has the meaning of paragraph (d) in “reconfiguring a lot” in the *IPA*.

“service area” has the same meaning as in the *Water Act 2000*.

“setback” means the distance from any allotment boundary to a building or structure.

“shed” means a Class 10 building⁷ or structure wholly or partly enclosed by walls whether fixed or moveable.

“site area” means a *lot*, part of a *lot* or contiguous *lots* where *development* is proposed or has been carried out.

“site cover” means the total area covered by all buildings expressed as a percentage of the total site area and measured by projecting onto a horizontal plane the outer most part of all buildings contained on the site, including—

1. all *verandahs*, balconies, patios, external staircases and building eaves; and,
2. all *ancillary buildings*.

“standard cattle unit” has the meaning given by the ‘*National Guidelines for Beef Cattle Feedlots in Australia*’, 2nd edition, prepared by the Standing Committee on Agriculture and Resource Management.

“standard pig unit” means the equivalent of a grower pig of 40 kg.

“State-controlled road” has the same meaning as in the *Transport Infrastructure Act 1994*.

“stock route” means a stock route shown on Map NFRO1.

“tables of assessment” see *section 4.1*.

“tank” a structure capable of *holding* water that has been constructed by not hollowing, excavating or embanking natural surfaces.

“telecommunications facility” means any part of the infrastructure of a telecommunications network, including any telecommunications line, equipment, apparatus, telecommunications tower, mast, antenna, tunnel, duct, hole, pit, pole, or other structure or thing used, or for use in or in connection with a telecommunications network.

“total use area” means the sum of all areas (including the plan areas of all walls, columns and stairways) of any *premises* used or intended to be used for a particular purpose. The term includes *GFA* but excludes areas used for landscaping and car parking and manoeuvring areas.

⁷ in accordance with the *Building Code of Australia 1996*.

“unit of accommodation” means a unit, building, part of a building or site used for temporary or permanent accommodation. The term includes—

1. tent sites;
2. caravan sites;
3. relocatable home sites;
4. cabin sites;
5. hotel accommodation; and
6. motel accommodation.

“unscreened window” means a window, facing or within 45 degrees of facing an adjacent boundary, where such window is not screened by louvres, shutters, lattice or a similar device. The term does not include a window comprising frosted glass, or similar, nor any window with a sill more than 1.5 metres above the adjacent floor level.

“urban area” means any land which is—

1. included in the Commercial Zone, Industry Zone, or Residential Zone; or
2. included in the Community Zone if contiguous with land in the Business Zone, Residential Zone or Industry Zone.

“use” has the same meaning as in the IPA.

“utility installation” means *works* for any of the following—

1. gas mains providing a reticulated gas supply directly to consumers;
2. *minor electric lines*;
3. sewerage or water mains;
4. sewerage pumping stations; or,
5. storm or flood water drains or detention basins;
6. electrical substations designed to operate at no more than 66,000 volts.

“vehicle crossover” means a vehicular *access* way between a road reserve and a *lot*.

“watercourse” has the same meaning as in the *Water Act 2000*.

“waterway” means any permanent dam, lake, stream, river, or *watercourse*.

“zone” means an identified geographical area that is based on land use allocations and into which the planning scheme area has been divided⁸.

⁸ The planning scheme has five zones.

