City of Mount Isa

Planning Scheme

Tourism ~ Council Chambers

Central Business District

Commercial Business

Industrial

Residential

Hospitality Business

Integrated Planning Act 1997

PLANNING SCHEME FOR THE CITY OF MOUNT ISA

Adoption
The local government for the City of Mount Isa adopted this planning scheme on 19 July 2006.

Commencement
This planning scheme originally took effect on 1 August 2006.

Amendments

- This planning scheme was amended on 6 October 2010 to incorporate the Priority Infrastructure Plan (utilising a Regulated Infrastructure Charges Schedule). A public notice appeared in the Government Gazette on 8 October 2010 and in the North West Star on 8 October 2010.
- An administrative amendment was made on 11 May 2011 to correct mapping anomalies contained in the Priority Infrastructure Plan maps. A public notice appeared in the Government Gazette on 27 May 2011 and in the North West Star on 25 May 2011.
- A minor amendment was made on 28 January 2015 to incorporate updated flood hazard mapping for the Leichhardt and Georgina Rivers, and Breakaway Creek. A public notice appeared in the Government Gazette on 20 February 2015, and in the North West Star on 20 February 2015.

State planning policies
The Minister for Local Government and Planning has identified the following State planning policies as having been appropriately reflected in the planning scheme –
SPP 1/02: Development in the Vicinity of Certain Airports and Aviation Facilities;
SPP 1/92: Development and the Conservation of Agricultural Land; and
SPP 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

Integrated Planning Act 1997, section 6.1.54 (Provisions applying for State-controlled roads)
The Minister for Local Government and Planning has given notice that *Integrated Planning Act 1997* section 6.1.54 applies to the planning scheme.

Accordingly item 9 in *Integrated Planning Regulation* schedule 2 applies for a referral for development that is not contiguous to a State-controlled road.

This is a certified copy of the planning scheme for the City of Mount Isa adopted by Council at its meeting held on 19 July 2006 and as amended at the meetings held on 6 October 2010, 11 May 2011 and 28 January 2015.

Emilio Cianetti
Chief Executive Officer

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PART 1—INTRODUCTION

Division 1—Relationship to Integrated Planning Act

1.1 Purpose of Planning Scheme

In accordance with the *Integrated Planning Act 1997*, the local government for the City of Mount Isa has prepared this planning scheme as a framework for managing development in a way that advances the purpose of the *Integrated Planning Act 1997* by*:*

(a) identifying assessable and self-assessable development; and

(b) identifying outcomes sought to be achieved in the local government area as the context for assessing development.

1.2 Planning Scheme functions as part of the Integrated Development Assessment System

The Planning Scheme functions as part of the Integrated Development Assessment System (IDAS) and must be read together with the *Integrated Planning Act 1997*.

Division 2—Strategic Framework

1.3 Preliminary

(1) This division reflects the desired environmental outcomes and summarises the approach taken by the planning scheme to achieve the desired environmental outcomes.

(2) This division does not have a role in development assessment under the planning scheme.

1.4 Strategic Framework

The summary of the effect of parts 4 and 5 of the planning scheme is as follows:

- the urban area of Mount Isa and the town of Camooweal provide the focus for business and community activity and the provision of infrastructure;
- the rural area provides for a range of agricultural uses;
- all of the local government area provides for compatible tourism uses
- The urban area of Mount Isa and the town of Camooweal are connected to each other and to other centres outside the local government area by existing major roads;
- important natural features or resources constrain the use of land due to the desire to protect their values, or due to the potential hazard they present;
- new uses and works are located, designed and managed in ways that maximise the efficiency of infrastructure and the compatibility with other uses, works, cultural heritage features and natural or cultural resources.

1.5 Strategy Map

The strategy map (planning scheme map no 1) shows relevant land use allocation boundaries, roads, and natural features or resources mentioned in section 1.4.

Division 3—Planning Scheme Structural Elements

1.6 Local Government area divided into 6 planning areas

(1) The Planning Scheme divides the local government area into six planning areas that cover the entire local government area:

(a) the residential planning area identified on maps no's 4 and 5;

(b) the rural residential planning area identified on map no 3, 4 and 5;

(c) the village planning area identified on map no 2;

(d) the commercial centre planning area identified on maps no's 4 and 5;

(e) the industrial planning area identified on maps no's 3, 4 and 5; and

(f) the rural planning area identified on maps no's 2, 3, 4 and 5.

(2) The residential planning area is comprised of two sub-areas, viz

(a) low density residential, and

(b) medium density residential as shown on maps no's 4 and 5.

(3) The industrial planning area includes one sub-area, viz light industrial sub-areas as shown on map no's 4 and 5.

1.7 Roads, Watercourses and Reclaimed Land

(1) If a road, watercourse or reclaimed land in the local government area is not shown as being covered by a planning area on the planning area maps, the following applies:

(a) if the road, watercourse or reclaimed land is adjoined on both sides by land in the same planning area - the road, watercourse or reclaimed land belongs to the same planning area as the adjoining land;

(b) if the road, watercourse or reclaimed land is adjoined on one side by land in a planning area and adjoined on the other side by land in another planning area - the road, watercourse or reclaimed land belongs to the same planning area as the adjoining land and the centreline of the road or watercourse is the boundary between the two planning areas;

(c) if the road, watercourse or reclaimed land is adjoined on one side only by land in a planning area — the entire road, watercourse or reclaimed land belongs to the same planning area as the adjoining land.

(2) If a road, watercourse or reclaimed land is not shown as being covered by a sub-area on the planning scheme maps, subsection (1) applies as if the sub-area were a planning area.

(3) To remove any doubt, it is declared that subsections (1) and (2) also apply to a closed road if the road is closed after the commencement of the planning scheme.

1.8 Planning Scheme has four overlays

The planning scheme has four overlays that apply to:

(a) natural areas in close proximity to the urban area of Mount Isa, shown as Scenic Rim on map no 6;

(b) the land surrounding Lake Moondarra, shown as Natural Areas on map no 6;

(c) the land adjacent to the natural watercourses which are shown as Riverine Corridors on maps no's 7 and 8; and

(d) the land affected by the operation of Mount Isa airport, shown on maps no's 9, 10, 11, 12 and drawing no's 1, 2 and 3.

1.9 Determining if development is assessable or self-assessable under planning scheme

(1) Assessment tables for the planning areas and overlays identify development that is assessable, self-assessable or exempt under the planning scheme as follows:

(a)	Tables 4.2.2.1 and 4.2.2.2	-	residential planning area;
(b)	Tables 4.3.2.1 and 4.3.2.2	-	rural residential planning area;
(c)	Tables 4.4.2.1 and 4.4.2.2	-	village planning area;
(d)	Tables 4.5.2.1 and 4.5.2.2	-	commercial centre planning area;
(e)	Tables 4.6.2.1 and 4.6.2.2	-	industrial planning area;
(f)	Tables 4.7.2.1 and 4.7.2.2	-	rural planning area;
(g)	Tables 4.9.2.1 and 4.9.2.2	-	scenic rim overlay;
(h)	Tables 4.10.2.1 and 4.10.2.2	-	natural areas overlay;
(i)	Tables 4.11.2.1 and 4.11.2.2	-	riverine corridors overlay
(j)	Tables 4.13.2.1. and 4.13.2.1	-	airport overlay

(2) The assessment tables also identify assessable development under the planning scheme that requires code assessment or impact assessment.

(3) If development is identified as having a different assessment category under a planning area than under an overlay, or under different overlays, the higher assessment category applies as follows:

(a) self-assessable prevails over exempt;

(b) code assessable prevails over self-assessable or exempt;

(c) impact assessable prevails over self-assessable, code assessable or exempt.

Planning Area Assessment	Overlay Assessment Category			
Category (or category for another overlay if more than one overlay applies)	**Exempt**	**Self-assessable**	**Code**	**Impact**
Exempt	Exempt	Self-assessable	Code	Impact
Self-assessable	Self-assessable	Self-assessable	Code	Impact
Code	Code	Code	Code	Impact
Impact	Impact	Impact	Impact	Impact

1.10 Types and names of codes

(1) There are codes for:

(a) each planning area and overlay; and

(b) development for a stated purpose (use) or development of a stated type.

(2) The codes are the following:

Planning area codes

(a) residential planning area code;

(b) rural residential planning area code;

(c) village planning area code;

(d) commercial centre planning area code;

(e) industrial planning area code;

(f) rural planning area code;

Overlay codes

(g) scenic rim overlay code;

(h) natural areas overlay code;

(i) riverine corridors overlay code;

(j) airport overlay code;

Use codes

(k) caravan park / camping ground code;

(l) home business code;

(m) multiple dwelling code;

(n) public utilities code;

Development codes

(o) carparking and access code;

(p) earthworks code;

(q) engineering works and services code;

(r) landscaping code;

(s) reconfiguration code.

1.11 Codes application to ongoing use

A code that is applicable to a material change of use is also applicable to the ongoing use that results from that change.

1.12 Planning scheme seeks to achieve outcomes

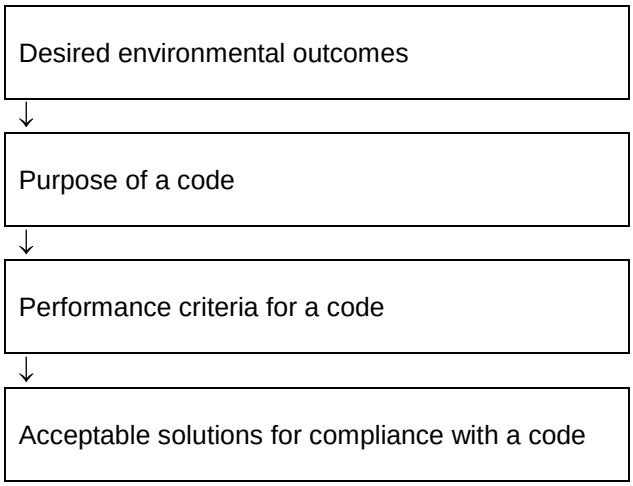
The planning scheme seeks to achieve outcomes that are identified according to the following levels:

(a) desired environmental outcomes;

(b) purpose of a code;

(c) performance criteria for a code;

(d) acceptable solutions for meeting the performance criteria for a code.



1.13 Acceptable solutions for code assessable development

An acceptable solution for a performance criterion provides one way in which the performance criterion may be met.

The listing of an acceptable solution against a performance criterion within a code does not exclude or constrain alternative ways of meeting the performance criterion.

An acceptable solution will be accepted by the assessment manager as evidence of compliance with that aspect of the code which is treated by the corresponding performance criterion.

1.14 Assessment criteria for self-assessable development

Self-assessable development must comply with the applicable acceptable solutions which are specified in Part A of the applicable codes.

In the event that self-assessable development fails to comply with any applicable acceptable solution the development becomes code assessable and a development permit is required before starting the development in accordance with the Integrated Planning Act 1997.

PART 2—INTERPRETATION

2.1 Definitions—the dictionary

The dictionary in schedule 2 defines particular words used in this planning scheme as follows:

(a) defined uses and use classes;

(b) administrative terms.

2.2 Terms defined in the IPA

Terms defined in the IPA have the same meaning as in the IPA.

2.3 Explanatory Notes assist interpretation of planning scheme

The Guide to the Planning Scheme for the City of Mount Isa is declared to be extrinsic material under the Statutory Instruments Act 1992, section 15, that assists interpretation of provisions of this planning scheme.

PART 3—DESIRED ENVIRONMENTAL OUTCOMES

3.1 Desired environmental outcomes

(1) The desired environmental outcomes are based on ecological sustainability established by the IPA and are the basis for the measures of the planning scheme.

(2) Each desired environmental outcome is sought to be achieved to the extent practicable having regard to each of the other desired environmental outcomes.

(3) The desired environmental outcomes for the local government area are as follows—

(a) The local government area of Mount Isa will be an economically viable region with a diversity of sustainable economic activity.
(b) Development will proceed in an orderly and planned manner which is characterised by the efficient provision of adequate physical and social infrastructure and protection from adverse impact.
(c) Economically useful resources will be conserved for use and will be used efficiently and, where applicable, sustainably.
(d) The urban area of Mount Isa and the highway approaches to the urban area will present attractive streetscapes and vistas in which landscaping and natural vegetation play a significant role in order to -

(i) screen and buffer unattractive elements of the built environment and unsightly uses, and
(ii) complement and enhance other elements of the built environment and other uses.

(e) The natural assets, physical features and cultural resources in the City of Mount Isa will be maintained and protected as far as practically possible.

(4) A number of initiatives have been put in place to meet planned infrastructure needs in an ecologically sustainable manner. The Council's water, stormwater and sewerage networks are currently being reviewed in terms of their capacity and, over time, improvements will be programmed to enhance and augment existing services. The implementation of the Priority Infrastructure Plan (PIP) will ensure that new development contributes to infrastructure provision in an orderly, efficient and equitable manner in accordance with DEO's (3) (b) & (c) above. The Priority Infrastructure Plan will form a consistent and clear basis for ratepayers and developers to be charged proportionately for their share of infrastructure costs. Development codes will ensure that all new development takes adequate account of relevant environmental standards for infrastructure provision.

PART 4—CATEGORIES OF ASSESSMENT AND ASSESSMENT CRITERIA

Division 1—Tables of assessment for the planning areas

4.1 Preliminary

This division contains the tables of assessment for the planning areas listed in section 1.6.

There are four categories of assessment, as follows:

exempt
self-assessable
code assessable
impact assessable

For each planning area the tables of assessment are preceded by a character statement which describes the desired character which this planning scheme intends to be established and maintained in the applicable planning area.

For development in each planning area the assessment categories are identified in two tables as follows:

(a) a table relating to material change of use;
(b) a table relating to other development, which comprises:

(i) carrying out building work not associated with a material change of use;
(ii) reconfiguring a lot;
(iii) carrying out operational work for reconfiguring a lot; and
(iv) carrying out operational work (earthworks) not associated with a material change of use.

For each planning area the same two tables identify the codes which are applicable to the nominated types of development.

For self-assessable development the relevant assessment criteria are the acceptable solutions specified in Part A of the nominated codes.

For code assessable development the relevant assessment criteria are the nominated codes.

4.2 Residential planning area

4.2.1 Character statement

The intent of the residential planning area is to provide for a range of residential uses together with associated or compatible uses in such a way as to provide a high level of residential amenity which is not compromised by inappropriate development.

Land use in the residential planning area is intended to be predominantly residential, together with a range of other uses which either support or are compatible with the residential use, for example:

- school
- park
- corner store
- church
- institution
- low impact community facility
- child care facility
- home business

Other business, commercial and industrial use will generally not be consistent with the intent of this planning area.

The residential planning area is divided into 2 sub-areas, low density and medium density.

The predominant type of development in the low density sub-area is intended to be detached houses suitable for single household residential use.

The development of higher density housing in the form of multiple dwellings type A is encouraged in the medium density sub-area.

The development of yet higher density housing in the form of multiple dwelling type B (multi-storey units) is encouraged only in the commercial centre planning area and not in the residential planning area.

The desired character of the residential planning area includes open attractive streetscapes, building setbacks sufficient to allow front gardens to contribute significantly to the streetscape, and open space areas for outdoor recreation.

4.2.2 Tables of assessment

Table 4.2.2.1
Residential Planning Area – Material Change of Use

Assessment category / Use	Applicable codes
Exempt development	
Park Road	
Self-assessable	
Duplex in the medium density sub-area	Residential planning area code Carparking and access code Multiple dwelling code
Dwelling house	Residential planning area code
Home business	Residential planning area code Home business code
Public utility – underground installation only	Public utilities code
Underground miscellaneous transport infrastructure	Public utilities code
Code assessable	
Accommodation Building	Residential planning area code Carparking and access code Landscaping code
Caravan park / camping ground	Residential planning area code Caravan park / camping ground code Carparking and access code Landscaping code
Child care centre	Residential planning area code Carparking and access code Landscaping code
Church	Residential planning area code Carparking and access code Landscaping code
Club house	Residential planning area code Carparking and access code Landscaping code

Assessment category / Use	Applicable codes
Code assessable continued	
Corner store	Residential planning area code Carparking and access code Landscaping code
Duplex in the low density sub-area	Residential planning area code Carparking and access code Multiple dwelling code
Educational facility	Residential planning area code Carparking and access code Landscaping code
Institution	Residential planning area code Carparking and access code Landscaping code
Local surgery	Residential planning area code Carparking and access code Landscaping code
Low impact community facility	Residential planning area code Carparking and access code Landscaping code
Multiple dwelling type A in the medium density sub-area	Residential planning area code Carparking and access code Landscaping code Multiple dwelling code
Public utility	Residential planning area code Public utilities code Landscaping code
Retirement village or aged care facility	Residential planning area code Carparking and access code Landscaping code
Sport, recreation and entertainment	Residential planning area code Carparking and access code Landscaping code
Tourist accommodation	Residential planning area code Carparking and access code Landscaping code
Impact assessable	
All uses not listed elsewhere in this table including undefined uses	

Table 4.2.2.2
Residential Planning Area – Other Development

Assessment category / Type of development	Applicable codes
Exempt development	
Minor earthworks. And other development not listed below.	
Self-assessable	
Non-minor earthworks outside a flood-prone area with the exception of earthworks which affect privacy. Building work not associated with a material change of use.	Residential planning area code Earthworks code Residential planning area code Earthworks code
Code assessable	
Non-minor earthworks within a flood-prone area as identified on the flood inundation maps 13-21 Non-minor earthworks which affect privacy Operational works for reconfiguring a lot Reconfiguring a lot	Residential planning area code Earthworks code Landscaping code Earthworks code Residential planning area code Residential planning area code Reconfiguring a Lot code Earthworks code Residential planning area code Reconfiguring a Lot code Landscaping code Engineering works and services code Public utilities code

4.3 Rural residential planning area

4.3.1 Character statement

The intent of the rural residential planning area is to provide for low density residential development on relatively large allotments in a rural or semi-rural environment.

It is intended the development in the rural residential planning area will consist almost exclusively of detached houses suitable for single family residential use, and associated out-buildings in the form of sheds, stables and the like. Uses which are associated or compatible with this kind of development and lifestyle are also intended, such as small scale rural use, and home business.

The area is not intended to accommodate large scale or intensive rural uses, further industrial or commercial development, or higher density residential development.

Some normal municipal services, specifically piped stormwater drainage, reticulated water supply at normal mains pressure and reticulated sewerage, will not normally be provided or required in this planning area.

The intended character of the area is one that respects and preserves the rural or semi-rural environment, and retains significant native vegetation.

4.3.2 Tables of assessment

Table 4.3.2.1
Rural Residential Planning Area – Material Change of Use

Assessment category / Use	Applicable codes
Exempt development	
Park Road	
Self-assessable	
Dwelling house	Rural residential planning area code
Home business	Rural residential planning area code Home business code
Public utility – underground installation only	Public utilities code
Small scale rural use if conducted in conjunction with a residential use	Rural residential planning area code
Underground miscellaneous transport infrastructure	Public utilities code
Code assessable	
Caravan park / camping ground	Rural residential planning area code Caravan park / camping ground code Carparking and access code Landscaping code
Corner store	Rural residential planning area code Carparking and access code Landscaping code
Public utility	Rural residential planning area code Public utilities code Landscaping code Carparking and access code

Assessment category / Use	Applicable codes
Code assessable continued	
Sport, recreation and entertainment	Rural residential planning area code Carparking and access code Landscaping code
Tourist accommodation	Rural residential planning area code Carparking and access code Landscaping code
Impact assessable	
All uses not listed elsewhere in this table	

Table 4.3.2.2
Rural Residential Planning Area – Other Development

Assessment category / Type of development	Applicable codes
Exempt development	
Minor earthworks. And other development not listed below.	
Self-assessable	
Non-minor earthworks outside a flood-prone area with the exception of earthworks which affect privacy.	Rural residential planning area code Earthworks code
Building work not associated with a material change of use if utilising existing buildings on the site.	Rural residential planning area code Carparking and access code
Code assessable	
Non-minor earthworks within a flood-prone area as identified on the flood inundation maps 13-21.	Rural residential planning area code Earthworks code Landscaping code
Non-minor earthworks which affect privacy	Earthworks code Rural residential planning area code
Operational works for reconfiguring a lot	Rural residential planning area code Reconfiguring a Lot code Earthworks code
Reconfiguring a lot	Rural residential planning area code Reconfiguration code Landscaping code Engineering works and services code Public utilities code
Building work other than that which is nominated in this table to be self-assessable	Rural residential planning area code Carparking and access code Landscaping code

4.4 Village planning area

4.4.1 Character statement

The intent of the village planning area is to provide for the situation of a small urban community which is contained in a predominantly rural area. The one example of this kind of community currently within the City of Mount Isa is the town of Camooweal.

Camooweal has a population of about 200 people. The majority of allotments in the town are about 2000m^2 in area and this arrangement provides limited scope for low impact rural uses such as the keeping of horses. There are a number of commercial premises, but no distinct commercial area. There are a small number of industrial premises, but no distinct industrial area. The land fronting the main street is characterised by a mixture of uses which include residential, commercial, industrial, open space, community facility.

Since use patterns of this nature are considered to reflect the needs of communities of this nature, the village planning area intends to facilitate the establishment of uses which are beneficial to such communities by way of a mixed use area with suitable provisions for residential amenity. The uses to be encouraged in this planning area include:

- residential
- low impact rural use
- business/commercial
- low impact industrial
- low impact community facility.

4.4.2 Tables of assessment

Table 4.4.2.1
Village planning area – Material Change of Use

Assessment category / Use	Applicable codes
Exempt development	
Road Park	
Self-assessable	
Café / Catering shop (if involving no building work or only minor building work)	Village planning area code Carparking and access code
Caretaker's residence	Village planning area code Carparking and access code
Corner store (if involving no building work or only minor building work)	Village planning area code Carparking and access code
Duplex	Village planning area code Carparking and access code Multiple dwelling code
Dwelling house	Village planning area code
Fast food outlet (if involving no building work or only minor building work)	Village planning area code Carparking and access code
Home business	Village planning area code Home business code

Assessment category / Use	Applicable codes
Self-assessable continued	
Institution	Village planning area code Carparking and access code
Local surgery	Village planning area code Carparking and access code
Office	Village planning area code Carparking and access code
Public sector administration	Village planning area code Carparking and access code
Public utility– underground installation only	Public utilities code
Relocatable home	Village planning area code Carparking and access code
Restaurant (if involving no building work or only minor building work)	Village planning area code Carparking and access code
Shop (if involving no building work or only minor building work)	Village planning area code Carparking and access code
Small scale rural use	Village planning area code Carparking and access code
Underground miscellaneous transport infrastructure	Public utilities code
Code assessable	
Accommodation building	Village planning area code Carparking and access code Landscaping code
Aged care facility	Village planning area code Carparking and access code Landscaping code
Café / Catering shop (if involving building work other than minor building work)	Village planning area code Carparking and access code Landscaping code
Caravan park / camping ground	Village planning area code Caravan park / camping ground code Carparking and access code Landscaping code
Car washing station	Village planning area code Carparking and access code Landscaping code
Club house	Village planning area code Carparking and access code Landscaping code

Assessment category / Use	Applicable codes
Code assessable continued	
Commercial industry	Village planning area code Carparking and access code Landscaping code
Corner store (if involving building work other than minor building work)	Village planning area code Carparking and access code Landscaping code
Educational facility	Village planning area code Carparking and access code Landscaping code
Fast food outlet (if involving building work other than minor building work)	Village planning area code Carparking and access code Landscaping code
Industry	Village planning area code Carparking and access code Landscaping code
Light industry	Village planning area code Carparking and access code Landscaping code
Medical centre	Village planning area code Carparking and access code Landscaping code
Motor repair workshop	Village planning area code Carparking and access code Landscaping code
Multiple dwelling type A	Village planning area code Carparking and access code Landscaping code Multiple dwelling code
Public utility	Village planning area code Public utilities code Landscaping code Carparking and access code
Public works	Village planning area code Carparking and access code Landscaping code
Restaurant (if involving building work other than minor building work)	Village planning area code Carparking and access code Landscaping code
Shop (if involving building work other than minor building work)	Village planning area code Carparking and access code Landscaping code

Assessment category / Use	Applicable codes
Code assessable continued	
Sport, recreation and entertainment	Village planning area code Carparking and access code Landscaping code
Tourist accommodation	Village planning area code Carparking and access code Landscaping code
Vehicle sales	Village planning area code Carparking and access code Landscaping code
Warehouse	Village planning area code Carparking and access code Landscaping code
Impact assessable	
All uses not listed elsewhere in this table	

Table 4.4.2.2
Village Planning Area – Other Development

Assessment category / Type of development	Applicable codes
Exempt development	
Minor earthworks. And other development not listed below	
Self-assessable	
Non-minor earthworks outside a flood-prone area with the exception of earthworks which affect privacy.	Village planning area code Earthworks code
Building work not associated with a material change of use if utilising existing buildings on the site.	Village planning area code Carparking and access code Engineering works and services code: A1.2, A1.3 & A1.4
Code assessable	
Building work other than that nominated in this table to be self-assessable	Village planning area code Carparking and access code Landscaping code Engineering works and services code
Non-minor earthworks within a flood-prone area as identified on the flood inundation maps 13-21.	Village planning area code Earthworks code Landscaping code
Non-minor earthworks which affect privacy.	Earthworks code Village planning area code
Operational works for reconfiguring a lot	Village planning area code Reconfiguring a Lot code Earthworks code
Reconfiguring a lot	Village planning area code Reconfiguration code Landscaping code Engineering works and services code Public utilities code

4.5 Commercial centre planning area

4.5.1 Character statement

The intent of the commercial centre planning area is to provide for the range of uses which are traditionally associated with or are compatible with centres of commercial activity. Examples of such uses are as follows:

Shops
Dining and drinking facilities
Other business and commercial activities
Low impact industry
Institutional use
Parks
Community facilities
Tourist accommodation and facilities
High density residential

The heart of the commercial centre planning area is the traditional central business district. Smaller existing commercial establishments have also been included in the commercial centre planning area in order to provide a number of nuclei for further commercial development outside of the CBD and to control the establishment of high density residential development.

Traditional building lines in central business districts usually involve zero road boundary clearance, and this precludes the establishment on the allotment of landscaping which can contribute to the streetscape. In recognition of this shortcoming Council has recently embarked upon a project to upgrade the CBD. The salient features of the masterplan for this project are garden beds and shade trees in both verges and medians. The provision of this soft landscaping throughout the CBD allows buildings to continue to be built to the road boundary without unduly compromising the landscaping aspect which is desired of all development involving new building work.

It is the intent of this planning area that buildings in the CBD continue to have zero road boundary clearance for the sake of consistency with the established character of the area. In other parts of the commercial planning area, however, which do not have the same established character, zero road boundary clearance is discouraged so that landscaping within the allotment can contribute to the desired streetscape. In other parts, which have suitable existing characteristics, zero road clearance is made optional, but developments which take that option are expected to contribute to the establishment and maintenance of landscaping within the road reserve.

4.5.2 Tables of assessment

Table 4.5.2.1
Commercial Centre Planning Area – Material Change of Use

Assessment category / Use	Applicable codes
Exempt development	
Park Road	
Self-assessable	
Café / Catering shop (if involving no building work or only minor building work)	Commercial centre planning area code Carparking and access code
Caretaker's residence	Commercial centre planning area code Carparking and access code
Carpark	Commercial centre planning area code Carparking and access code

Assessment category / Use	Applicable codes
Self-assessable continued	
Fast food outlet (if involving no building work or only minor building work)	Commercial centre planning area code Carparking and access code
Institution	Commercial centre planning area code Carparking and access code
Local surgery	Commercial centre planning area code Carparking and access code
Office	Commercial centre planning area code Carparking and access code
Public sector administration	Commercial centre planning area code Carparking and access code
Public utility – underground installation only	Public utilities code
Shop	Commercial centre planning area code Carparking and access code
Underground miscellaneous transport infrastructure	Public utilities code
Code assessable	
Café / Catering shop (if involving building work other than minor building work)	Commercial centre planning area code Carparking and access code Landscaping code
Car washing station	Commercial centre planning area code Carparking and access code Landscaping code
Commercial industry	Commercial centre planning area code Carparking and access code Landscaping code
Educational facility	Commercial centre planning area code Carparking and access code Landscaping code
Fast food outlet (if involving building work other than minor building work)	Commercial centre planning area code Carparking and access code Landscaping code
Medical centre	Commercial centre planning area code Carparking and access code Landscaping code
Multiple dwelling type B	Commercial centre planning area code Multiple dwelling code Carparking and access code Landscaping code

Assessment category / Use	Applicable codes
Code assessable continued	
Plant nursery	Commercial centre planning area code Landscaping code Carparking and access code
Public utility	Commercial centre planning area code Public utilities code Landscaping code Carparking and access code
Restaurant	Commercial centre planning area code Landscaping code Carparking and access code
Shopping centre	Commercial centre planning area code Engineering works & services code Public utilities code Landscaping code Carparking and access code
Showroom	Commercial centre planning area code Engineering works & services code Public utilities code Landscaping code Carparking and access code
Sport, recreation and entertainment	Commercial centre planning area code Carparking and access code Landscaping code
Tourist accommodation	Commercial centre planning area code Carparking and access code Landscaping code
Vehicle sales	Commercial centre planning area code Carparking and access code Landscaping code
Impact assessable	
All other uses not listed elsewhere in this table	

Table 4.5.2.2
Commercial Centre Planning Area – Other Development

Assessment category / Type of development	Applicable codes
Exempt development	
Minor earthworks. And other development not listed below.	
Assessment category / Type of development	**Applicable codes**
Self-assessable	
Building work not associated with a material change of use if utilising existing buildings on the site.	Commercial centre planning area code Multiple dwelling code Carparking and access code
Non-minor earthworks outside a flood prone area with the exception of earthworks which affect privacy.	Commercial centre planning area code Earthworks code
Code assessable	
Building work other than that nominated in this table to be self-assessable	Commercial centre planning area code Multiple dwelling code Carparking and access code Landscaping code Engineering works and services code
Non-minor earthworks which affect privacy.	Earthworks code Commercial planning area code
Non-minor earthworks within a flood-prone area as identified on the flood inundation maps 13-21.	Commercial centre planning area code Earthworks code Landscaping code
Operational works for reconfiguring a lot	Commercial centre planning area code Reconfiguring a Lot code Earthworks code
Reconfiguring a lot	Commercial centre planning area code Reconfiguration code Landscaping code Engineering works and services code Public utilities code

4.6 Industrial planning area

4.6.1 Character statement

The intent of the industrial planning area is to provide for industrial and business use of all kinds but particularly those with medium to high impacts.

It is intended that the impact of these uses will be ameliorated by proper design and the use of soft landscaping as a principal element of the road frontage.

The intended character of the area is to be principally functional but with suitable buffering to present a pleasant aspect from all public spaces within and adjoining the industrial planning area and from any other planning areas which adjoin the industrial planning area.

Uses which are not compatible with medium to high impact industrial activities will not be encouraged in this planning area.

Within the industrial planning area sub-areas will be designated for light industry only. Such sub-areas will be those which already have a light industrial character and whose proximity to other planning areas makes the establishment of higher impact uses undesirable.

4.6.2 Tables of assessment

Table 4.6.2.1
Industrial Planning Area – Material Change of Use

Assessment category / Use	Applicable codes
Exempt development	
Park Road	
Self-assessable	
Caretaker's residence	Industrial planning area code Carparking and access code
Light industry in Light Industrial sub area only	Industrial planning area code Carparking and access code
Motor vehicle workshop	Industrial planning area code Carparking and access code
Public utility – underground installation only	Public utilities code
Public works	Industrial planning area code Carparking and access code
Underground miscellaneous transport infrastructure	Public utilities code
Warehouse in Light Industrial sub area only	Industrial planning area code Carparking and access code
Code assessable	
Freight depot	Industrial planning area code Carparking and access code Landscaping code
Industry	Industrial planning area code Carparking and access code Landscaping code

Assessment category / Use	Applicable codes
Code assessable continued	
Liquid fuel depot	Industrial planning area code Carparking and access code Landscaping code
Plant nursery	Industrial planning area code Carparking and access code Landscaping code
Public sector administration	Industrial planning area code Carparking and access code Landscaping code
Public utility	Industrial planning area code Carparking and access code Landscaping code Public utilities code
Veterinary clinic	Industrial planning area code Carparking and access code Landscaping code
Impact assessable	
All uses not listed elsewhere in this table	

Table 4.6.2.2
Industrial Planning Area – Other Development

Assessment category / Type of development	Applicable codes
Exempt development	
Minor earthworks. And other development not listed below.	
Self-assessable	
Non-minor earthworks outside a flood prone area with the exception of earthworks which affect privacy Building work not associated with a material change of use.	Industrial planning area code Earthworks code Industrial planning area code Carparking and access code Landscaping code Earthworks code
Code assessable	
Non-minor earthworks within a flood-prone area as identified on the flood inundation maps 13-21. Earthworks which affect privacy Operational works for reconfiguring a lot	Industrial planning area code Earthworks code Landscaping code Industrial planning area code Earthworks code Industrial planning area code Reconfiguring a Lot code Earthworks code

Assessment category / Type of development	Applicable codes
Code assessable continued	
Reconfiguring a lot	Industrial planning area code Engineering works and services code Landscaping code (P7 only) Public utilities code Reconfiguration code

4.7 Rural planning area

4.7.1 Character statement

The principal intent of the rural planning area is to provide for the traditional rural activities of agriculture, grazing and other animal husbandry.

A secondary intent of the rural planning area is the preservation of the natural landscape to the extent that is practically consistent with the principal intent. The concurrent realisation of both principal and secondary intents is feasible on account of the widespread usage, both historical and anticipated for the future, of the rural land in Mount Isa for grazing on natural or near to natural pastures. The impact of this use is such that it can co-exist with the conservation of a wide range of native vegetation and fauna and natural areas.

The intended character of this planning area is relatively widely separated homesteads surrounded by land which is subject to a rural use.

Uses which support, promote or are consistent with a predominantly rural use are not discouraged.

This planning scheme uses the principles supporting State Planning Policy 1/92 Development and Conservation of Agricultural Land (SPP) for development within or adjoining the Rural Planning Area.

4.7.2 Tables of assessment

Table 4.7.2.1
Rural Planning Area – Material Change of Use

Assessment category / Use	Applicable codes
Exempt development	
Park Road	
Self-assessable	
Caretaker's residence	Rural planning area code
Dwelling house	Rural planning area code
Home business	Rural planning area code Home business code
Public utility – underground installation only	Rural planning area code Public utilities code
Rural use	Rural planning area code

Assessment category / Use	Applicable codes
Self-assessable continued	
Secondary dwelling for a person or persons engaged in a bona fide capacity in an activity materially related to a use which is nominated as self-assessable in this table	Rural planning area code
Temporary works camp	Rural planning area code
Underground miscellaneous transport infrastructure	Rural planning area code Public utilities code
Code assessable	
Caravan park / camping ground	Rural planning area code Caravan park /camping ground code Carparking and access code Landscaping code
Extractive industry	Rural planning area code Carparking and access code Landscaping code
Intensive animal husbandry	Rural planning area code Carparking and access code Landscaping code
Public utility	Rural planning area code Carparking and access code Public utilities code
Impact assessable	
All other uses not listed in this table	

Table 4.7.2.2
Rural Planning Area – Other Development

Assessment category / Type of development	Applicable codes
Exempt development	
Minor Earthworks with the exception of earthworks which affect privacy. And other development not listed below.	
Self-assessable	
Building work not associated with a material change of use.	Rural planning area code Carparking and access code
Code assessable	
Earthworks which affect privacy	Rural planning area code Earthworks code
Operational works for reconfiguring a lot	Rural planning area code Earthworks code Reconfiguration of lot code
Reconfiguring a lot	Rural planning area code Engineering works and services code Landscaping code (P7 only) Public utilities code Reconfiguration code

Division 2 – Tables of Assessment for the Overlays

4.8 Preliminary

This division contains the tables of assessment for the overlays listed in section 1.8.

For each overlay the tables of assessment are preceded by an intent statement which describes the special features of the land affected by the overlay and the purpose of the overlay.

For each overlay the assessment categories for development on land affected by that overlay are identified in two tables as follows:

(a) a table relating to material change of use;
(b) a table relating to other development, which includes:

  (i) Carrying out building work not associated with a material change of use;
  (ii) reconfiguring a lot;
  (iii) carrying out operational work for reconfiguring a lot; and
  (iv) carrying out operational work (earthworks) not associated with a material change of use.

For each overlay the same two tables identify the codes which are applicable to the nominated types of development.

For self-assessable development the relevant assessment criteria are the acceptable solutions specified in Part A of the nominated codes.

For code assessable development the relevant assessment criteria are the nominated codes.

For development on land affected by an overlay, the applicable assessment criteria are those which result from the overlay in addition to those which result from the planning area in which the land is located.

4.9 Scenic rim overlay

4.9.1 Intent statement

The intent of the scenic rim overlay is to provide for the preservation of natural areas in the vicinity of the urban area of Mount Isa, as identified on Map 6.

The rugged hills within the City of Mount Isa, which generally rise sharply from the surrounding plain, are largely unmarked by development and in this condition they provide a valuable scenic resource. The scenic rim overlay covers the hills close to the urban area of Mount Isa where the pressure for development can be expected to be greatest. The preservation of the scenic value of the hills in other parts of the local government area is intended to be effected by the rural planning area code.

The intended character of the areas covered by this overlay is that they maintain their natural and pristine appearance. Any development which would degrade this appearance will be strongly discouraged in these areas.

4.9.2 Tables of assessment

Table 4.9.2.1
Scenic Rim Overlay – Material Change of Use

Assessment category / Use	Applicable codes
Exempt development	
Park Rural uses	
Self-assessable	
Nil	
Code assessable	
Public utility Underground miscellaneous transport infrastructure	Scenic rim overlay code Scenic rim overlay code
Impact assessable	
All uses not listed elsewhere in this table	

Table 4.9.2.2
Scenic Rim Overlay – Other Development

Assessment Category / Type of Development	Applicable Codes
Exempt development	
Other development not listed below	
Self-assessable	
Nil	
Code assessable	
Building work not associated with a material change of use. Operational work associated with: - Earthworks which affect privacy - Reconfiguring a lot Reconfiguring a lot	Scenic rim overlay code Scenic rim overlay code Earthworks code Reconfiguring a lot code Scenic rim overlay code
Impact assessable	
Nil	

4.10 Natural areas overlay

4.10.1 Intent statement

The intent of the natural areas overlay is to preserve and manage areas of natural and cultural interest as identified on Map 6 for outdoor recreational activities which are either based upon these interests or are consistent with them.

The existing character of the land affected by this overlay is native scrubland, in open valleys and on rugged hills, as modified by European occupation and pastoral and mining activities. The area contains the Lake Moondarra water storage, which is the primary storage for the water supply for the urban area of Mount Isa and a venue for recreational watersports. The area also contains picnic and park facilities, bush camping locations, scenic vistas, excellent bird-watching and recreational fishing opportunities, extensive native flora, and remnants of earlier European and indigenous occupation. It is, and is intended to be maintained as, an area of interest and recreational amenity to resident and visitor alike.

The intended character of this area is one that preserves the above features together with limited development which has the purpose of improving facilities for people following the pursuits described above.

4.10.2 Tables of assessment

Table 4.10.2.1
Natural areas overlay – Material Change of Use

Assessment category / Use	Applicable codes
Exempt development	
Park Road	
Self-assessable	
Nil	
Code assessable	
Public utility Rural uses Sport and Recreational facilities Underground miscellaneous transport infrastructure	Natural areas overlay code Natural areas overlay code Natural areas overlay code Natural areas overlay code
Impact assessable	
All uses not listed elsewhere in this table	

Table 4.10.2.2
Natural Areas Overlay – Other Development

Assessment category / Use	Applicable codes
Exempt development	
Minor earthworks Other development not listed below	
Self-assessable	
Nil	
Code assessable	
Building work not associated with a material change of use. Operational work associated with: - Earthworks which affect privacy - Reconfiguring a lot Reconfiguring a lot	Natural areas overlay code Natural areas overlay code Earthworks code Reconfiguring a lot code Natural areas overlay code
Impact assessable	
Nil	

4.11 Riverine corridors overlay

4.11.1 Intent statement

The purpose of the riverine corridor overlay as identified on Maps 7 and 8 is to:

- maintain or improve water quality by protecting watercourses and water storages from pollutants
- maintain natural watercourses in an undisturbed or improved condition as a barrier against erosion of bed and banks

This overlay establishes buffer zones adjoining all watercourses within the City of Mount Isa. Buffer zones are of specified widths which depend upon the classification of the watercourse.

Most forms of development are discouraged within designated buffer zones in order to avoid disturbance to the established protective vegetation cover.

Where the vegetation cover is poor in a required buffer zone, proposed development on adjoining land will be required to improve the effectiveness of the buffer zone.

4.11.2 Tables of assessment

Table 4.11.2.1
Riverine Corridors Overlay – Material Change of Use

Assessment category / Use	Applicable codes
Exempt development	
Park Road	
Self-assessable	
Rural uses	Riverine corridors overlay code
Code assessable	
All other uses not listed elsewhere in this table and located within 10m of a major watercourse or 500m within Lake Moondarra and Lake Julius identified on Maps 7 and 8.	Riverine corridors overlay code
Impact assessable	
Nil	

Table 4.11.2.2
Riverine Corridors Overlay – Other Development

Assessment category / Use	Applicable codes
Exempt development	
Other development not listed below	
Self-assessable	
Minor earthworks	Riverine corridors overlay code
Code assessable	
Operational work associated with: - Earthworks which affect privacy - Reconfiguring a lot - Reconfiguring a lot	Riverine corridors overlay code Earthworks code Reconfiguring a lot code Riverine corridors overlay code
Impact assessable	
Nil	

4.12 Airport overlay

4.12.1 Intent statement

The purpose of the airport overlay as identified on Maps 9, 10, 11, 12 and drawing numbers 1, 2 and 3 is to achieve the following outcomes:

- the safety and efficiency of operational airspace is maintained

- new development is suitably protected from aircraft noise

- there is no increase in the risk to public safety near the ends of the runway.

4.12.2 Tables of assessment

Table 4.12.2.1
Airport Overlay – Material Change of Use

Assessment category / Use	Applicable codes
Exempt development	
Park Road	
Self-assessable	
All uses not listed elsewhere in this table	Airport overlay code
Code assessable	
Nil	
Impact assessable	
Nil	

Table 4.12 .2.2
Airport Overlay Code – Other Development

Assessment category / Type of development	Applicable codes
Exempt development	
Other development not listed below	
Self-assessable	
Minor earthworks	Airport overlay code
Code assessable	
Reconfiguring a lot	Airport overlay code Reconfiguring a lot code
Impact assessable	
Nil	

PART 5 - CODES

Division 1—Residential Planning Area Code

5.1.1 Purpose

The purpose of the Residential Planning Area Code is the achievement of the following outcomes for the Residential Planning Area:

- A range of residential uses exist together with associated or compatible uses in a way that provides a high level of amenity which is not compromised by inappropriate development;
- Land use is predominantly residential, together with a range of other uses which either support or are compatible with residential use;
- The Residential Planning Area is characterised by open attractive streetscapes, generous building setbacks and front gardens that contribute significantly to the streetscape;
- Development in the Low Density Sub-area is predominantly detached dwelling houses suitable for single household residential use;
- Development in the medium density sub-area is a mixture of detached dwelling houses and higher density housing in the form of duplexes and multiple dwellings type A;
- A range of open space and recreational facilities exist to meet community needs;
- The following uses are consistent uses in the Residential Planning Area: child care facility, church, corner store, home business, institution, low impact community facility, park and school; and
- The following uses are inconsistent uses in the Residential Planning Area: business other than home business, commercial use, industry and multiple dwelling type B.

5.1.2 Compliance with the Code

Development that is consistent with the purpose and complies with the performance criteria of the Residential Planning Area Code complies with the code.

5.1.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable / Probable Solution
Part A – Self Assessable and Assessable Development	
Character and built form	
P1 Buildings and other structures contribute to the character of the residential planning area, and do not detrimentally impact on adjoining premises.	A1.1 Boundary clearances for buildings are to comply with Schedule 1. A1.2 The allotment coverage is not to exceed 50%. A1.3 Dwelling houses and multiple dwellings type A are not to exceed 2 storeys in height; other buildings are not to exceed 4 storeys in height.

Performance Criterion	Acceptable / Probable Solution
Part A – Self Assessable and Assessable Development Continued	
Protection Against Flooding	
P2 Buildings are satisfactorily protected against the ingress of floodwater.	A2 The lowest floor of any building is to be: - in the case of an extension to a building existing at the date of commencement of this planning scheme, where the floor area of the extension does not exceed 50% of the floor area of the existing building, at least 600mm above the level of the 15 year ARI flood as identified in maps 13-21; - otherwise, at least 300mm above the level of the 100 year ARI flood as identified in maps 13-21.
Storage	
P3 The storage of equipment or machinery, including any items pertaining to a non-residential use, does not cause a visual blight.	A3 Equipment and machinery, including any items pertaining to a non-residential use, are stored in appropriately covered storage areas. Covered storage areas being any fixed structure which is wholly or partly enclosed by walls and which is roofed.
Landscaping	
P4 Landscaping should enhance the amenity of an area. Landscaping should be sympathetic to the local environment and incorporates species native to the local area.	A4.1 A densely planted landscape strip is provided for the following uses - For multiple dwelling, duplex or caretakers residence to a width of 2m to all boundaries - For non residential uses adjoining a residential use to a width of 3m to the side and rear property boundaries and 2m to the road frontage Provided that: tree planting is consistently spaced at a maximum of 750mm measured from the centers of the trees A4.2 Landscaping is to comprise of species types identified in schedule 3.
Services	
P5 Development must be provided with an acceptable standard of water supply, waste water supply, waste water disposal and electricity supply, relative to its location.	A5.1 Where the site is located <u>within</u> the PIA, and outside an area indicated on the PIP maps as “No Planning Commitment”, development shall be connected to reticulated water supply, sewerage, stormwater and electricity supply services. OR A5.2 Where the site is located within the PIA and inside an area indicated on the PIP maps as “No Planning Commitment”, no acceptable solution is prescribed.

Performance Criterion	Acceptable / Probable Solution
Part B : Assessable Development Only	
Non-residential development	
P6 The visual impact of any non-residential development does not detrimentally impact on the character of the Residential Planning Area.	A6 No acceptable solution is prescribed.
P7 Non-residential development is: located and designed to avoid significant adverse changes to the amenity of residential uses, including through: • operation of machinery and equipment; or • emission of light, noise, dust, odours or other physical conditions; or • generation of traffic.	A7.1 Any non-residential use is to be a low-impact use. A7.2 The traffic generated by development on an allotment does not exceed (15) vehicle movements per day.
Protection Against Flooding	
P8 Flood-plain development does not materially increase flood levels on other land.	A8.1 The afflux caused by all development on any one allotment is not to exceed 25mm at the peak of the 100 year ARI flood as identified in maps 13-21. OR Development does not increase the water level on other land during the 100 year ARI flood as identified in maps 13-21.

Division 2 —Rural Residential Planning Area Code

5.2.1 Purpose

The purpose of the Rural Residential Planning Area Code is the achievement of the following outcomes for the Rural Residential Planning Area:

- Low density residential development exists on relatively large allotments in a rural or semi-rural environment;
- Development consists almost exclusively of detached houses suitable for, but not necessarily committed to, single family residential use, associated out-buildings in the form of sheds, stables and the like, and other uses which are associated or compatible with this kind of development and lifestyle;
- The rural or semi-rural environment is respected and preserved and significant native vegetation is retained;
- The following uses are consistent uses in the Rural Residential Planning Area: home business and small scale rural use; and
- The following uses are inconsistent uses in the Rural Residential Planning Area: business other than home business, commercial use, multiple dwelling, industry and rural use other than small scale rural use.

5.2.2 Compliance with the Code

Development that is consistent with the purpose and complies with the performance criteria of the Rural Residential Planning Area Code complies with the code.

5.2.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable / Probable Solution
Part A: Self Assessable and Assessable Development	
Character and built form	
P1 Development contributes to the character of the rural residential planning area, and does not impact detrimentally on other development.	A1.1 Premises are to be sited at least 30m from every road boundary and at least 20m from every other boundary. A1.2 The allotment coverage is not to exceed 5%. A1.3 The height of buildings is not to exceed 2 storeys or 10m, with the exception of any elevated water tank which may be proposed to pressurise the water supply to the allotment.
Protection against flooding	
P2 Buildings are satisfactorily protected against the ingress of floodwater.	A2 The lowest floor of any building is to be: (a) in the case of an extension to a building existing at the date of commencement of this planning scheme, where the floor area of the extension does not exceed 50% of the floor area of the existing building, at least 600mm above the level of the 15 year ARI flood as identified in maps 13-21; (b) otherwise, at least 300mm above the level of the 100 year ARI flood as identified in maps 13-21.

Performance Criterion	Acceptable / Probable Solution
Part A: Self Assessable and Assessable Development continued	
Protection against flooding continued	
P3 Flood-plain development does not materially increase flood levels on other land.	A3.1 Development is not to increase the water level on other land during the 100 year ARI flood as identified in maps 13-21. A3.2 Development is not to result in loss of floodplain storage below the level of the 100 year ARI flood on land which lies to the west of the Leichhardt River as identified in maps 13-21.
Storage	
P4 The storage of equipment or machinery, including any items pertaining to a non-residential use, does not cause a visual blight.	A4 Equipment and machinery, including any items pertaining to a non-residential use, are stored in appropriately covered storage areas. Covered storage areas being any fixed structure which is wholly or partly enclosed by walls and which is roofed.
Landscaping	
P5 Landscaping should enhance the amenity of an area. Landscaping should be sympathetic to the local environment and incorporates species native to the local area	A5.1 A densely planted landscape strip is provided for the following uses - For multiple dwelling, duplex or caretakers residence to a width of 2 m to all boundaries - For non residential uses adjoining a residential use to a width of 3 m to the side and rear property boundaries and 2 m to the road frontage Provided that: tree planting is consistently spaced at a maximum of 750mm measured from the centers of the trees A5.2 Landscaping is to comprise of species types identified in schedule 3.
Services	
P6 Development must be provided with an acceptable standard of water supply, waste water supply, waste water disposal and electricity supply, relative to its location.	A6 No acceptable solution is prescribed.
Part B: Assessable Development Only	
Preservation of Native Vegetation	
P7 Native vegetation is preserved to the greatest extent.	A7 Native vegetation is preserved at a distance of: 30 m from any dwelling house; and 10m from any other building or structure
Conservation	
P8 The rural character is conserved and areas of particular conservation value are protected.	A8 Buildings and uses which involve the disturbance of vegetation are to be sited in locations which avoid areas of particular vegetation conservation.

Division 3 —Village Planning Area Code

5.3.1 Purpose

The purpose of the Village Planning Area Code is the achievement of the following outcomes for the Village Planning Area:

- The Village Planning Area is a mixed use area where use patterns reflect the needs of the local community, uses are beneficial to the local community and residential amenity is protected;
- Allotment sizes are of sufficient area to provide limited scope for a range of low impact rural uses that are associated with and subordinate to the residential use of the land;
- Land use is characterised by a mixture of uses which include residential, commercial, industrial, open space and community facilities;
- The following uses are consistent uses in the Village Planning Area: dwelling house, small scale rural use, business, commercial industry and low impact community facility.

5.3.2 Compliance with the Code

Development that is consistent with the purpose and complies with the performance criteria of the Village Planning Area Code complies with the code.

5.3.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable Solution
Part A: Self Assessable and Assessable Development	
Character and built form	
P1 Buildings and other structures contribute to the character of the village planning area, and do not detrimentally impact on adjoining premises.	A1.1 Boundary clearances for all residential uses are to comply with Schedule 1. A1.2 Boundary clearances for non-residential uses are to be varied as follows from those given in Schedule 1: The minimum side and rear boundary clearance for buildings up to 4.5m high is to be 3m, and is to increase with increasing height in accordance with Schedule 1. A1.3 The allotment coverage is not to exceed 50%. A1.4 Dwelling houses and multiple dwellings type A are not to exceed 2 storeys in height; other buildings are not to exceed 4 storeys in height.
Landscaping	
P2 Landscaping should enhance the amenity of an area. Landscaping should be sympathetic to the local environment and incorporates species native to the local area	A2.1 A densely planted landscape strip is provided for the following uses - For multiple dwelling, duplex or caretakers residence to a width of 2 m to all boundaries - For non residential uses adjoining a residential use to a width of 3 m to the side and rear property boundaries and 2 m to the road frontage Provided that: tree planting is consistently spaced at a maximum of 750mm measured from the centres of the trees.

Performance Criterion	Acceptable Solution
Part A: Self Assessable and Assessable Development continued	
Landscaping continued	
	A2.2 Landscaping is to comprise of species types identified in schedule 3.
Services	
P3 Development must be provided with an acceptable standard of water supply, waste water supply, waste water disposal and electricity supply, relative to its location.	A3 No acceptable solution is prescribed.
Protection against flooding	
P4 Buildings are satisfactorily protected against the ingress of floodwater.	A4 The lowest floor of any building is to be: (a) in the case of an extension to a building existing at the date of commencement of this planning scheme, where the floor area of the extension does not exceed 50% of the floor area of the existing building, at least 600mm above the level of the 15 year ARI flood as identified in maps 13-21; (b) otherwise, at least 300mm above the level of the 100 year ARI flood as identified in maps 13-21.
Storage	
P5 The storage of equipment or machinery, including any items pertaining to a non-residential use, does not cause a visual blight.	A5 Equipment and machinery, including any items pertaining to a non-residential use, are stored in appropriately covered storage areas. Covered storage areas being any fixed structure which is wholly or partly enclosed by walls and which is roofed.
Non-residential development	
P6 The visual impact of any non-residential development is consistent with the character of the Village Planning Area.	A6 Buildings for non-residential uses are to have facades made from traditional housing materials as follows: (a) <u>for walls and other vertical facades:</u> - brick or other masonry, or - weatherboard, or - fibre cement sheet, or - zincanneal, and (b) <u>for roofs:</u> - sheet metal, or - tiles.
Part B: Assessable Development Only	
Protection against flooding	
P7 Flood-plain development does not materially increase flood levels on other land.	A7.1 Development is not to increase the water level on other land during the 100 year ARI flood as identified in maps 13-21.

Performance Criterion	Acceptable Solution
Part B: Assessable Development Only continued	
Protection against flooding continued	
	A7.2 Development is not to result in the loss of floodplain storage below the level of the 100 year ARI flood as identified in maps 13-21.

Division 4 —Commercial Centre Planning Area Code

5.4.1 Purpose

The purpose of the Commercial Centre Planning Area Code is to achieve the following outcomes for the Commercial Centre Planning Area:

- The traditional central business district (CBD) of Mount Isa and other smaller commercial areas in the Mount Isa urban area have a range of uses which are traditionally associated with or are compatible with centres of commercial activity, including community services, commercial services, trades, retail, recreation, entertainment and administration;
- Commercial development outside of the CBD occurs around smaller commercial establishments existing at the commencement date of the planning scheme;
- High density residential development in the form of multi-storey units (multiple dwelling type B) occurs in the Commercial Centre Planning Area only;
- Buildings in the CBD have zero road boundary clearance to maintain the established character of the area;
- Outside the CBD, development in the Commercial Centre Planning Area is set back from the road frontage and is landscaped to contribute to the desired streetscape;

5.4.2 Compliance with the code

Development that is consistent with the purpose and complies with the performance criteria of the Commercial Centre Planning Area Code complies with the code.

5.4.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable Solution
Part A: Self Assessable and Assessable Development	
Character and built form	
P1 Buildings and other structures contribute to the character of the Commercial Centre Planning Area, and do not detrimentally impact on adjoining premises having regard to: (a) building setbacks; (b) street frontage treatment; and (c) building height and bulk.	A1.1 Boundary clearances are to comply with the following: (a) On allotments facing the following streets the road boundary clearance is to be zero: - West Street between Isa and Grace Streets - Miles Street between Isa and Grace Streets - Camooweal Street between Isa and Grace Streets - Simpson Street between Isa and Grace Streets - Marian Street between West and Simpson Streets. (b) On allotments facing a road which contains a dual carriageway separated by a median the minimum road boundary is to be zero. (c) On other allotments the minimum road boundary clearance is to be 6m.

Performance Criterion	Acceptable Solution
Part A: Self Assessable and Assessable Development Continued	
Character and built form continued	
	A1.2 Where buildings are constructed with zero road boundary clearance, a cantilevered canopy is to be provided which complies with the following: - opaque covering to provide full shade from the sun, and - does not protrude beyond the kerb-line. A1.3 Buildings are to address the street with the main entrance visible from the street and door and window openings provided to avoid blank street frontages. Where buildings are setback from the road frontage, a dedicated pedestrian access is to be provided. A1.4 Building height is not to exceed 4 storeys or 15m. A1.5 The allotment coverage is not to exceed 60%.
Landscaping	
P2 Landscaping should enhance the amenity of an area. Landscaping should be sympathetic to the local environment and incorporates species native to the local area	A2.1 A densely planted landscape strip is provided for the following uses - For multiple dwelling, duplex or caretakers residence to a width of 2m to all boundaries - For non residential uses adjoining a residential use to a width of 2m to the side and rear property boundaries and 2m to the road frontage Provided that: tree planting is consistently spaced at a maximum of 750mm measured from the centers of the trees A2.2 Landscaping is to comprise of species types identified in schedule 3
P3 The storage of equipment or machinery on allotments does not cause a visual blight.	A3 Equipment and machinery, including any items pertaining to a non-residential use, are stored in appropriately covered storage areas. Covered storage areas being any fixed structure which is wholly or partly enclosed by walls and which is roofed

Performance Criterion	Acceptable Solution
Part A: Self Assessable and Assessable Development Continued	
Landscaping continued	
P4 Uses in the Commercial Centre Planning Area do not impact adversely on the amenity of surrounding land uses.	A4 Development provides and maintains a 2m landscaped boundary clearance in accordance with A1.1 and A1.2 of the Landscaping Code to adjoining land uses in any other planning area with the exception of the Industrial Planning Area, which is to provide a 1.8m high solid screen wall or fence at the common boundary.
Protection against flooding	
P5 Buildings are satisfactorily protected against the ingress of floodwater.	A5 The lowest floor of any building is to be: (a) in the case of an extension to a building existing at the date of commencement of this planning scheme, where the floor area of the extension does not exceed 50% of the floor area of the existing building, at least 600mm above the level of the 15 year ARI flood as identified in maps 13-21; (b) otherwise, at least 300mm above the level of the 100 year ARI flood as identified in maps 13-21.
Services	
P6 Development must be provided with an acceptable standard of water supply, waste water supply, waste water disposal and electricity supply, relative to its location.	A6.1 Where the site is located <u>within</u> the PIA, and outside an area indicated on the PIP maps as "No Planning Commitment", development shall be connected to reticulated water supply, sewerage, stormwater and electricity supply services. OR A6.2 Where the site is located within the PIA and inside an area indicated on the PIP maps as "No Planning Commitment", no acceptable solution is prescribed.
Waste disposal	
P7 Adequate facilities are provided for the disposal of solid waste and other waste which cannot be discharged to the wastewater disposal system.	A7 A dedicated area is to be provided on site for the storage and collection of waste as follows: (a) Adequate circulation space is to be provided on site for the collection vehicle in accordance with the standard turning templates given in Austroads publication no AP-34/95: Design vehicles and turning path templates (1995), and (b) the area is screened from the

Performance Criterion	Acceptable Solution
	street and adjoining properties by a visually impermeable screen at least 1.8m high, and (c) the area is surfaced with an impervious material and provided with a hose-cock for washing down.

Performance Criterion	Acceptable Solution
Part B – Assessable Development Only	
Amenity – New Buildings	
P8 Commercial development is sympathetic to surrounding land uses, particularly in terms of: - built form and character; and - visual and landscape impacts	A8.1 Building walls facing street frontages are to be designed and constructed to complement established building proportions and allotment dimensions by incorporating: (a) variations in colour; or (b) variations in materials; or (c) doors or windows; or (d) buttresses; or (e) minor variations in wall alignment; or (f) other architectural features that break up the visual mass of the building at intervals of approximately 20m. A8.2 Plant, including refrigeration and ventilation equipment, and telecommunications satellite dishes are to be located or screened so as to be not visible from any point on any road to which the allotment has frontage.
Protection against flooding	
P9 Floodplain development does not materially increase flood levels on other land.	A9 The afflux caused by all development on the allotment is not to exceed 25mm at the peak of the 100 year ARI flood as identified in maps 13-21; OR Development does not increase the water level on other land during the 100 year ARI flood as identified in maps 13-21.

Division 5 —Industrial Planning Area Code

5.5.1 Purpose

The purpose of the Industrial Planning Area Code is to achieve the following outcomes for the Industrial Planning Area:

- The Industrial Planning Area is developed for industrial and other business uses but particularly those with medium to high impacts;
- Development is properly designed and landscaped to ameliorate its impacts;
- The Industrial Planning Area has a principally functional character, but development is suitably buffered to present a pleasant aspect from all public spaces within and adjoining the Industrial Planning Area and from other planning areas that adjoin the Industrial Planning Area;
- Uses which are not compatible with medium to high impact industrial activities are not located in the Industrial Planning Area; and
- The Industrial Planning Area contains sub-areas developed for light industry only, based around areas which already have a light industrial character at the date of commencement of the planning scheme

5.5.2 Compliance with the code

Development that is consistent with the purpose and complies with the performance criteria of the Industrial Planning Area Code complies with the code.

5.5.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development	
Character and built form	
P1 Buildings and other structures contribute to the character of the Industrial Planning Area, and do not detrimentally impact on adjoining premises.	A1.1 Road boundary clearance is to be a minimum of 6m unless development is on Barkly Highway, Duchess Road or Dajarra Road (refer A4.1 below). A1.2 Building height is not to exceed 15m. A1.3 The allotment coverage is not to exceed 75%. A1.4 The length of a building does not exceed 30m. A1.5 The main pedestrian entry to a building is to be visible and directly accessible from the street. A1.6 Any office or administration area is to face the principal road frontage of the site.
Protection against flooding	
P2 Buildings are satisfactorily protected against the ingress of floodwater.	A2 The lowest floor of any building is to be: (a) in the case of an extension to a building existing at the date of commencement of this planning scheme, where the floor area of the extension does not exceed 50% of the floor area of the existing building, at least 600mm above the level of the 15 year ARI flood as identified in maps 13-21;

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development continued	
Protection against flooding continued	
	(b) otherwise, at least 300mm above the level of the 100 year ARI flood as identified in maps 13-21.
Services	
P3 Development must be provided with an acceptable standard of water supply, waste water supply, waste water disposal and electricity supply, relative to its location.	A3.1 Where the site is located <u>within</u> the PIA, and outside an area indicated on the PIP maps as "No Planning Commitment", development shall be connected to reticulated water supply, sewerage, stormwater and electricity supply services. OR A3.2 Where the site is located <u>within</u> the PIA and inside an area indicated on the PIP maps as "No Planning Commitment", no acceptable solution is prescribed. OR A3.3 Where the site is located <u>outside</u> the PIA, no acceptable solution is prescribed.
Waste disposal	
P4 Adequate facilities are provided for the disposal of solid waste and other waste which cannot be discharged to the wastewater disposal system.	A4 A dedicated area is to be provided on site for the storage and collection of waste as follows: (a) adequate circulation space is to be provided on site for the collection vehicle in accordance with the standard turning templates given in Austroads publication no AP – 34/95: Design Vehicles and Turning Path Templates (1995), and (b) the area is screened from the street and adjoining properties by a screen at least 1.8m high, and (c) the area is surfaced with an impervious material and provided with a hose-cock for washing down.
Amenity	
P5 Industrial development along the Barkly Highway, Duchess Road and the Dajarra Road does not result in the visual aspect from the main approaches to the urban areas of Mount Isa being degraded by industrial blight.	A5.1 Industrial development is to be set back 30m from the road reserve for the Barkly Highway, Duchess Road or the Dajarra Road. The 30m wide set back is to be in addition to any area required for a service road. A5.2 Industrial activities are not to be carried out at any point within 30m of any boundary of a road reserve for the Barkly Highway, Duchess Road or the Dajarra Road.

Performance Criterion	Acceptable Solution
Amenity continued	
P6 Uses in the industrial planning area do not impact adversely on other planning areas.	A6.1 Development provides and maintains a 5m landscaped boundary clearance in accordance with A1.1 and A1.2 of the Landscaping Code to adjoining land in any other planning area, with a 1.8m high solid screen wall or fence at the common boundary. A6.2 Development provides and maintains a 10m side and rear boundary clearance to adjoining land in the Residential Planning Area or the Rural Residential Planning Area. A6.3 No openings for vehicle access are to be provided in any side or rear wall of a building used for industrial purposes that faces land included in the Residential Planning Area or the Rural Residential Planning Area.
Landscaping	
P7 Landscaping should enhance the amenity of an area. Landscaping should be sympathetic to the local environment and incorporates species native to the local area	A7.1 At least 10% of the area of the allotment is landscaped, incorporating a 2m densely planted landscape strip to the road frontage Provided that: tree planting is consistently spaced at a maximum of 750mm measured from the centers of the trees A7.2 Where an industrial use adjoins a residential use, a densely planted landscape strip to a width of 5 m to the side and rear property boundaries and 2 m to the road frontage is to be provided Provided that: tree planting is consistently spaced at a maximum of 750mm measured from the centers of the trees A7.3 Landscaping is to comprise of species types identifies in schedule 3
Part B –Assessable Development Only	
Protection against flooding continued	
P8 Public safety and the environment are not adversely affected by the detrimental effects of floodwater on hazardous materials manufactured or stored in bulk.	A8 The manufacture or storage in bulk of hazardous materials is to take place above the 100 year ARI flood level, as identified in maps 13-21; OR Structures used for the manufacture or storage of hazardous materials in bulk are to be designed and constructed: (a) to prevent the intrusion of floodwaters during the 100 year ARI flood as identified in maps 13-21, and (b) to resist the hydrostatic and

Performance Criterion	Acceptable Solution
	hydrodynamic forces caused by inundation by the 100 year flood as identified in maps 13-21.
P9 Floodplain development does not materially increase flood levels on other land.	A9.1 The afflux caused by all development on the allotment is not to exceed 25mm at the peak of the 100 year ARI flood as identified in maps 13-21; OR Development does not increase the water level on other land during the 100 year ARI flood as identified in maps 13-21. A9.2 Development does not cause loss of floodplain storage below the level of the 100 year ARI flood (as identified in maps 13-21) on land which lies to the south of the Australian map grid coordinate line N7702000.
Built Form	
P10 The built form is of similar bulk and size to other buildings and structures.	A10 Building design is to incorporate a combination of durable, low-maintenance materials including masonry, glass and sheet metal.

Division 6 —Rural Planning Area Code

5.6.1 Purpose

The purpose of the Rural Planning Area Code is to achieve the following outcomes for the Rural Planning Area:

- The principal land uses in the Rural Planning Area are the traditional rural activities of agriculture, grazing and other animal husbandry;
- The natural landscape is preserved to the extent that is practically consistent with the principal land uses;
- Grazing on natural or near to natural pastures co-exists with the conservation of a wide range of native vegetation and fauna and natural areas;
- The Rural Planning Area is characterised by relatively widely separated homesteads surrounded by land which is subject to a rural use; and
- Uses which support, promote or are consistent with a predominantly rural use are consistent uses in the Rural Planning Area.

5.6.2 Compliance with the code

Development that is consistent with the purpose and complies with the performance criteria of the Rural Planning Area Code complies with the code.

5.6.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable / Probable Solution
Part A – Self Assessable and Assessable Development	
Character and built form	
P1.1 Buildings and other structures contribute to the character of the Rural Planning Area, and do not detrimentally impact on adjoining premises. P1.2 Residential buildings are protected from external impacts.	A1.1 Road boundary clearance is a minimum of 200m. A1.2 Side and rear boundary clearance is to be a minimum of at least 100m from every other boundary.
Protection against flooding	
P2 Buildings are satisfactorily protected against the ingress of floodwater.	A2 The lowest floor of any habitable building is to be: (a) in the case of an extension to a building existing at the date of commencement of this planning scheme, where the floor area of the extension does not exceed 50% of the floor area of the existing building, at least 600mm above the level of the 15 year ARI flood as identified in maps 13-21; (b) otherwise, at least 300mm above the level of the 100 year ARI flood as identified in maps 13-21.
Services	
P3 Development must be provided with an acceptable standard of water supply, waste water supply, waste water disposal and electricity supply, relative to its location.	A3 No acceptable solution is prescribed.

Performance Criterion	Acceptable / Probable Solution
Part B – Assessable Development Only	
Conservation	
P4 The rural character of the planning area is conserved and areas of particular conservation value and natural areas are protected.	A4.1 Buildings and other structures are to be sited in locations which avoid areas of particular vegetation conservation value. A4.2 No development other than the grazing of livestock is to be undertaken within 1000m of natural areas as identified on overlay map 6.
P5 Rural uses do not degrade the land and do not compromise sustainable production.	A5 No acceptable solution is prescribed.
Protection against flooding	
P6 Flood-plain development does not materially increase flood levels on other land.	A6.1 Development does not increase the water level on other land during the 100 year ARI flood as identified in maps 13-21. A6.2 Development is not to result in the loss of floodplain storage below the level of the 100 year ARI flood as identified in maps 13-21.

Division 7—Scenic Rim Overlay Code

5.7.1 Purpose

The purpose of the Scenic Rim Overlay Code is to achieve the following outcomes for the land shown on map no 6 as being affected by the Scenic Rim Overlay:

- The natural and pristine appearance of areas covered by the Scenic Rim Overlay is maintained; and
- Development that would degrade the natural and pristine appearance of areas covered by the Scenic Rim Overlay does not occur.

5.7.2 Compliance with the Code

Development that is consistent with the purpose and complies with the performance criteria of the Scenic Rim Overlay Code complies with the code.

5.7.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable Solution
Assessable Development Only	
Visual impact	
P1 The appearance of the scenic rim is not adversely affected by development.	A1 No acceptable solution is prescribed.
Character	
P2 The character of the area covered by the Scenic Rim Overlay is to retain its natural condition.	A2 Development involving the construction of buildings or other structures, roads, fencing (other than post and wire fencing for the control of animals), the removal of vegetation or the alteration of natural ground levels is not to occur.

Division 8—Natural Areas Overlay Code

5.8.1 Purpose

The purpose of the Natural Areas Overlay Code is to achieve the following outcomes for the land shown on map no 6 as being affected by the Natural Areas Overlay:

- Areas of natural and cultural interest are preserved and managed for outdoor recreational activities which are either based on these interests or are consistent with them;
- The character of the area remains native scrubland in open valleys and on rugged hills, as modified by European occupation and pastoral and mining activities;
- Water quality in Lake Moondarra is protected as the primary storage of the water supply for the urban area of Mount Isa;
- Scenic vistas, native flora and fauna including birdlife, and remnants of earlier indigenous and European occupation are preserved; and
- Limited development occurs with the purpose of improving facilities for visitors.

5.8.2 Compliance with the Code

Development that is consistent with the purpose and complies with the performance criteria of the Natural Areas Overlay Code complies with the Code.

5.8.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable Solution
Assessable Development Only	
Visual impact	
P1 Development is not to detract from the visual amenity of natural areas by reason of: (a) the type or intensity of use; or (b) the position, size, design, colour or materials of construction of any building or other structure or associated operational work; or (c) the amount of vehicle parking, materials storage or other facilities or activities required to support the development; or (d) the removal of native vegetation or (e) the interruption of views from a public road, park, reserve or other public place to natural areas as a consequence of the development.	No acceptable solution is prescribed.
Character	
P2 The character of the area is not to be materially changed by development, having regard to: (a) the type or intensity of use; and (b) the position, size, design, colour or materials of construction of any building or other structure or associated operational work; and (c) the extent of earthworks associated with the development; and (d) the extent of vegetation clearing associated with the development and (e) the nature of landscaping associated with the development.	No acceptable solution is prescribed.

Division 9—Riverine Corridors Overlay Code

5.9.1 Purpose

The purpose of the Riverine Corridors Overlay Code is to achieve the following outcomes for the land on and within 10m of a major watercourse and/or within 500m of Lake Moondarra and Lake Julius shown on maps no's 7 and 8 as being affected by the Riverine Corridors Overlay:

- Buffer zones are established adjoining watercourses and principal water storages within the City of Mount Isa;
- Natural watercourses and principal water storages are protected from pollutants and water quality is maintained or improved;
- Natural watercourses are maintained in an undisturbed condition, the condition of degraded watercourses is improved and erosion of beds and banks is avoided;
- Development avoids disturbance to the established protective vegetation cover within buffer zones;
- Development on adjoining land improves the effectiveness of degraded buffer zones; and
- Natural ecological and hydrological conditions and processes continue and are protected.

5.9.2 Compliance with the code

Development that is consistent with the purpose and complies with the performance criteria of the Riverine Corridors Overlay Code complies with the code.

5.9.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development	
Water quality and erosion control	
P1 Buffer areas are established and maintained adjoining watercourses and water storage areas so that: (a) pollutants are prevented from entering watercourses; and (b) the bed and banks of watercourses maintain satisfactory protection against erosion.	A1.1 No building or operational work is to take place within a specified area, with the exception of minor earthworks, provided that the minor earthworks are carried out in accordance with the following: (a) Any work which, including restoration, will take more than one day to carry out is to be carried out only during the period May to October inclusive. (b) The work is to be protected during construction by erosion and sedimentation prevention measures in accordance with the Engineering Works and Services Planning Scheme Policy. A1.2 Where development occurs on an allotment which lies wholly or partially within a specified area, the surface of the ground which lies both within the allotment and the specified area is to be fully grassed or fully covered with an alternative ground cover, either by existing vegetation or by new planting.

5.10.1 Purpose

The purpose of the Airport Overlay Code is the achievement of the following outcomes for the land shown on maps no's 9, 10, 11, 12 and drawing no's 1, 2 and 3 as being affected by the Airport Overlay:

- Aircraft safety in operational airspace is maintained;
- The functioning of aviation facilities is maintained;
- Development not directly associated with the airport is protected from noise levels that may cause harm or undue interference; and
- The effects of aircraft accidents that may occur near runways in association with takeoff or landing are minimised.

5.10.2 Compliance with the Code

Development that is consistent with the purpose and complies with the performance criteria of the Airport Overlay Code complies with the code.

5.10.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development	
Protection of operational airspace	
P1 No physical objects protrude into the operational airspace for Mount Isa airport.	A1 The highest point on any building or structure or activity (such as the use of cranes) involved in construction is not to be above the obstacle limitation surface for Mount Isa airport as shown on drawing no's 1, 2 and 3 (FMP 95/0604/1, FMP 95/0604/2 and FBP 95/0604/3).
P2 No emissions which could cause turbulence, affect visibility or affect engine operation enter the operational airspace for Mount Isa airport.	A2 Development is to be designed and conducted to comply with the following: (a) No gaseous plume with a velocity in excess of 4.3m/s, and (b) no smoke, dust, ash or steam is emitted from premises within a radius of 13km from Mount Isa airport as identified on map no 9.
P3 There are no transient intrusions by aviation activities into the operational airspace for Mount Isa airport.	A3 Recreational and sporting uses which involve the use of airspace are not to be located beneath the operational airspace for Mount Isa airport.
P4 Development does not attract wildlife into the operational airspace for Mount Isa airport.	A4 Uses within 13km of the runway at Mount Isa airport (as identified on map 9) identified in a land use group under a column in Table 5.10.3.1 are to comply with the measures identified under the corresponding column for that land use group in Table 5.10.3.2.

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development continued	
Protection of operational airspace continued	
P5 Lighting in the vicinity of Mount Isa airport does not distract, temporarily interfere with the vision of or confuse pilots.	A5 External lighting within 6km of the runway at Mount Isa airport (as identified on map no 9) does not involve lighting which shines light above the horizontal, or coloured or flashing lights, or sodium lights, or flare plumes, and does not involve configurations of lights in straight parallel lines 500m to 1000m long.
Public safety areas	
P6.1 There is no significant increase in the numbers of people living, working or congregating within the public safety area for Mount Isa airport. P6.2 Large quantities of flammable or hazardous materials are not made or stored within the public safety area for Mount Isa airport.	A6 The following uses are not to be located in the public safety areas for Mount Isa airport as shown on map no 9: - residential uses - uses which attract and concentrate large numbers of people for shopping, recreation, entertainment, employment or other purposes - institutional uses - uses which involve the manufacture or bulk storage of hazardous materials - transport terminals.
Aircraft noise	
P7 Development in the vicinity of Mount Isa airport is compatible with forecast levels of aircraft noise.	A7 Building work within the area circumscribed by the 20 ANEF contour and shown on map no 12 is to be in accordance with tables 5.10.3.3 and 5.10.3.4.
Protection of aviation facilities	
P8 Development does not impair the function of aviation facilities by creating physical obstructions, electrical or electro-magnetic interference or deflection of signals	A8.1 Works or uses are not located within the sensitive area of the Mount Isa NDB site (as depicted on maps nos 10 and 11) or within the sensitive area of the Camooweal NDB site (as depicted on map no 11) that involves any: (a) buildings, structures, fences, trees or other works within 60m of the site; or (b) metallic buildings, structures, fences or trees between 60m and 150m of the site; or (c) buildings, structures, fences or trees with a size greater than 2.5m in any dimension between 60m and 150m of the site; or

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development continued	
Protection of aviation facilities continued	
	(d) other works between 60m and 150m of the site which exceed 3m in height; or (e) buildings, structures, fences, trees or other works between 150m and 500m of the site which exceed 7.9m in height. A8.2 Works or uses are not located within the sensitive area of the Mount Isa DME site (as depicted on maps nos 10 and 11) that involves any: (a) buildings, structures or other works within 115m of the site; or (b) buildings, structures or other works between 115m and 230m of the site which exceed 344.5m AHD in height; or (c) buildings, structures or other works between 230m and 500m of the site which exceed 345.5m AHD in height; or (d) buildings, structures or other works between 500m and 1000m of the site which exceed 347.5m AHD in height; or (e) buildings, structures or other works between 1000m and 1500m of the site which exceed 352m AHD in height. A8.3 Works or uses are not located within the sensitive area of the Mount Isa CVOR site (as depicted on maps nos 10 and 11) that: (a) involves any buildings, structures or other works within 300m of the site; or (b) between 300m and 1000m of the site involves any: (i) fences exceeding 2.5m in height; or (ii) overhead lines exceeding 5m in height; or (iii) metallic structures exceeding 8m in height; or (iv) trees and open lattice towers exceeding 10m in height; or (v) wooden structures exceeding 13m in height.

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development continued	
Protection of aviation facilities continued	
	A8.4 Works or uses are not located within the sensitive area of the Mount Isa HF Receiver site (as depicted on map no 10) that involves any: (a) man-made radio noise within 1.7km of the site unless the radio noise source is under the strict control of the Australian Communications Authority; or (b) new heavy/medium industrial, scientific, medical or other similar radio frequency equipment or residential uses with appliances that do not comply with AS1044 between 1.7km and 4km of the site; or (c) heavy/medium industrial, scientific, medical or other similar radio frequency equipment that does not comply with AS2064 between 4km and 12km of the site. A8.5 Works or uses are not located within the sensitive area of the Mount Isa Transmitter site (as depicted on map nos 10 and 11) that involves any: (a) significant electrical or electromagnetic fields (eg. arc welding); or (b) buildings, structures or other works within 60m of the site or (c) metallic buildings or structures between 60m and 150m of the site; or (d) buildings or structures with a size greater than 2.5m in any dimension between 60m and 150m of the site; or (e) other works between 60m and 150m of the site which exceed 3m in height; or (f) buildings, structures or other works between 150m and 500m of the site which exceed 7.9m in height.

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development continued	
Protection of aviation facilities continued	
	A8.6 Works or uses are not located within the sensitive area of the Mount Isa VHF communication site (as depicted on maps nos 10 and 11) that involve any (a) significant electrical or electromagnetic fields (eg arc welding), or (b) a permanent or temporary physical line of sight obstruction between transmitting and receiving devices by involving any building, structure or other works above 455m AHD.

TABLE 5.10.3.1 - LAND USE GROUPS FOR WILDLIFE IMPACTS

Group A	Group B	Group C
Putrescible waste disposal sites	Commercial fish processing Bird sanctuaries and fauna reserves Aquaculture Turf farming Piggeries Fruit farming Food processing plants	Riding schools Race tracks Fair grounds Outdoor theatres Drive-in restaurants

TABLE 5.10.3.2 - REQUIREMENTS FOR WILDLIFE IMPACTIVE USES

Group A	Group B	Group C
Not to be located within 13km of Mount Isa airport.	Not to be located within 3km of Mount Isa airport. When located between 3km and 8km from Mount Isa airport, must include measures to prevent waste and other food sources from attracting wildlife.	When located within 3km of Mount Isa airport, must include measures to manage waste disposal.

TABLE 5.10.3.3 – COMPATIBLE AND INCOMPATIBLE LAND USES WITHIN ANEF CONTOURS

Uses	Compatibility of use within ANEF contour of site		
	Compatible	Compatible subject to conditions	Incompatible
Residential (all forms including caravan parks) School, university Hospital, nursing home	Less than 20 ANEF	20 to 25 ANEF	Greater than 25 ANEF
Hotel, motel, hostel (short stay)	Less than 25 ANEF	25 to 30 ANEF	Greater than 30 ANEF
Public building	Less than 20 ANEF	20 to 30 ANEF	Greater than 30 ANEF
Commercial	Less than 25 ANEF	25 to 35 ANEF	Greater than 35 ANEF
Light industrial	Less than 30 ANEF	30 to 40 ANEF	Greater than 40 ANEF
Other industrial	Acceptable in all ANEF zones		

TABLE 5.10.3.4 – DESIRABLE INDOOR SOUND LEVELS FOR BUILDING TYPE AND ACTIVITY

Building type and activity	Indoor design sound level (dB(A))
Houses, home units, flats, caravan parks	
Sleeping areas, dedicated lounges	50
Other habitable spaces	55
Bathrooms, toilets, laundries	60
Hotels, motels, hostels	
Relaxing, sleeping	55
Social activities	70
Service activities	75
Schools, universities	
Libraries, study areas	50
Teaching areas, assembly areas	55
Workshops, gymnasia	75
Hospitals, nursing homes	
Wards, theatres, treatment and consulting rooms	50
Laboratories	65
Service areas	75
Public buildings	
Churches, religious activities	50
Theatres, cinemas, recording studios	40
Court houses, libraries, galleries	50
Commercial buildings, offices and shops	
Private offices, conference rooms	55
Drafting, open offices	65
Typing, data processing	70
Shops, supermarkets, showrooms	75

TABLE 5.10.3.4 – DESIRABLE INDOOR SOUND LEVELS FOR BUILDING TYPE AND ACTIVITY Con't

Building type and activity	Indoor design sound level (dB(A))
Industrial	
Inspection, analysis, precision work	75
Light machinery, assembly, bench work	80
Heavy machinery, warehouse, maintenance	85

Division 11—Caravan Park / Camping Ground Code

5.11.1 Purpose

The purpose of the Caravan Park/Camping Ground Code is to achieve the following outcomes:

- Provide safe and comfortable facilities for short term visitors and long term residents;
- Locate caravan parks and camping grounds where they can be suitably accessed by users and have access to community facilities and services; and
- Ensure that caravan parks and camping grounds do not adversely impact on the amenity of adjoining areas.

5.11.2 Compliance with the Code

Development that is consistent with the purpose and complies with the performance criteria of the Caravan Park/Camping Ground Code complies with the code.

5.11.3 Performance criteria and acceptable solutions

Performance Criterion		Acceptable Solution	
Part B – Assessable Development			
Design and layout			
P1	A reasonable level of privacy and separation is available to all caravan and camping sites.	A1	Each caravan, cabin or camp site is clearly delineated, has an area of not less than 130m² and a frontage of not less than 10m, and provides for a setback of: (a) 1.5m from any other caravan, cabin or camp site boundary; and (b) 3m from any adjoining building; and (c) 2m from any internal road; and (d) 6m from any external road; and (e) 5m from any other land.
P2	The size and density of development is appropriate to the location and compatible with surrounding development.	A2	Density does not exceed: (a) 40 caravan sites/hectare for longstay sites; or (b) 25 relocatable home sites/hectare; (c) 80 camp sites/hectare.
P3	Suitable recreation space is provided to meet the needs of longstay residents of the caravan park/camping ground.	A3	Communal open space is provided at a rate of 10m2 per caravan or camp site and is: (a) at least 150m² in area; and (b) at least 10m in width; and (c) independent of landscaped buffers strips; and (d) located not more than 80m from any caravan site. The calculation of the required area of open space is to be based only on the number of longstay sites.
P4	Caravan parks and camping grounds have adequate amenities for day-to-day living.	A4.1	Toilet, shower and laundry amenities are provided: (a) within 100m of every caravan, cabin, relocatable home and camp site if the site is a longstay site; and

Performance Criterion	Acceptable Solution
Part B – Assessable Development continued	
Design and layout continued	
	(b) not closer than 6m to any caravan, relocatable home or camp site; and (c) at a rate greater than or equal to that set out in table 5.11.3.1 A4.2 Where located inside the PIA and outside areas identified on the PIA maps as "No Planning Commitment", development for Caravans and /or cabins within Residential, Commercial Centre and Industrial Planning Areas, shall be connected to electricity and water and have suitable drainage and sullage points. A4.3 Where located inside the PIA and outside areas identified on the PIA maps as "No Planning Commitment", development for camping grounds located within the Residential, Commercial Centre and Industrial Planning Areas have facilities connected to electricity and water, and have suitable site drainage and sullage points.
Internal access	
P5 The design of internal vehicle and pedestrian access promotes convenient and safe access and movement within the site.	A5.1 Internal access roads: (a) are designed to discourage vehicle speeds in excess of 15 kilometres/hour; and (b) have a durable, dust-free surface with a carriageway width of not less than 6m for two-way traffic and 4m for one-way traffic; and (c) have a level verge on each side not less than 1.5m in width; and (d) provide for service vehicles to turn in accordance with the standard turning templates given in Austroads publication no AP-34/95: Design Vehicles and Turning Path Templates; and (e) provide access for firefighting appliances to within 60m of any site or building. A5.2 Internal footpaths: (a) connect caravan, relocatable home and camp sites with on-site amenities, communal open space and external roads; and (b) are a minimum width of 1.2m; and (c) may be accommodated within the carriageway of access roads.
P6 Sufficient and convenient parking is provided on-site for occupants and visitors.	A6.1 Visitor parking is located adjacent to the entry driveway and is signposted to encourage visitor use.

Performance Criterion	Acceptable Solution
Part B – Assessable Development continued	
Internal access continued	
	A6.2 Each caravan, cabin or camp site is to contain at least one dedicated carparking space within the site.
Relocatable homes	
P7 A reasonable level of privacy and separation is available to residents of relocatable homes.	A7.1 Relocatable home sites: (a) are at least 200m² in area; (b) are set back at least 6m from any external road frontage; (c) have a minimum frontage to any internal access road of 13m; (d) are clearly delineated and separated from adjoining sites by landscaping. A7.2 A relocatable home is not located within 2m of the side and rear boundaries and 3m of the front boundary of its site.
P8 Suitable recreational open space is provided to meet the needs of residents and their visitors.	A8 An area equivalent to 10% of the total area used or allocated for relocatable home sites is provided as communal open space and: (a) has a minimum dimension of 15m; and (b) is independent of landscaped buffer strips; and (c) is located not more than 150m from any relocatable home site.
Adjoining amenity	
P9 The caravan park or camping ground does not have a detrimental impact on the amenity of adjoining areas.	A9.1 A 3m wide landscape buffer strip is provided in accordance with A1.1 and A1.2 of the Landscaping Code to all allotment boundaries including the road frontage. A9.2 A 1.8m high visually impermeable screen fence is provided along any boundary adjoining land in the Residential, Rural Residential or Village Planning Area. A9.3 Where the caravan park or camping ground adjoins other land, at the boundary of that other land the operation of recreation areas, shower and toilet facilities and mechanical plant is to be a low impact activity in the planning area in which that other land is contained.
Refuse disposal	
P10 Adequate arrangements exist for the safe and convenient storage and removal of refuse.	A10 On-site storage areas are provided for the storage of refuse bins and are: (a) screened from the street and adjoining properties by a visually impermeable screen at least 1.8m high; and

Performance Criterion	Acceptable Solution
Part B – Assessable Development continued	
Refuse disposal continued	
	(b) surfaced with an impervious material and provided with a hose-cock for washing down; and (c) separated from caravan, relocatable home and camp sites, children's playgrounds and cooking facilities by a distance of at least 10m; and (d) provided with refuse containers that are weather-proof, rat-proof and have close-fitting fly-proof lids; and (e) directly accessible from an internal access road; and (f) Adequate circulation space is to be provided on site for the collection vehicle in accordance with the standard turning templates given in Austroads publication no AP-34/95: Design vehicles and turning path templates (1995).
Fire protection	
P11 Adequate measures are provided to minimise the incidence and spread of fire and to safeguard occupants and property from injury or damage from fire.	A11 In the Rural Residential Planning Area and the Rural Planning Area if there is no water supply adequate to operate fire hoses (ie 0.33L/s for a continuous period of at least 20 minutes) the density of development is to be one-third of that given in acceptable solution A2, and the spacing between sites is to be three times that given in acceptable solution A1.
Stormwater drainage and flooding	
P12 Development is designed to provide an appropriate level of protection for occupants and property from injury or damage from stormwater inundation	A12 (a) For sites not occupied between 1 October in any year and 1 April in the following year, no requirement. (b) For other sites: (1) the surface water resulting from stormwater runoff or flooding is to meet the following criteria: (i) $dV < 0.4m^2/s$, where V = velocity (m/s) and d = depth (m); and (ii) the depth of water is: • Less than 300mm for the 10 year ARI flood (as identified on maps 13-21) on caravan sites; and • Not greater than 25mm for the 10 year ARI flood (as identified on maps 13-21) on tent sites; and • at least 150mm below floor level for any cabin or relocatable home during the 100 year ARI flood (as identified on maps 13-21);

Performance Criterion	Acceptable Solution
Part B – Assessable Development continued	
Stormwater drainage and flooding continued	
	(2) warning signs are to be erected which are clearly visible to all occupants of sites located below the level of the 100 year ARI flood (as identified on maps 13-21) and which (i) warn that the land is subject to flooding, and (ii) notify the location of evacuation routes and the procedures for evacuation; and (3) evacuation routes must connect all sites below the 100 year ARI flood level (as identified on maps 13-21) to land above the 100 year ARI flood level by a route which: (i) is the most direct route subject to (ii), and (ii) does not involve traversing water where the product of the depth and the velocity is greater than that at the site from which evacuation is being effected.
Waste Management	
P13 Disposal of liquid waste generated by caravan parks must not result in any on-site or off-site contamination of soil and ground or surface waters.	A13.1 Where located <u>inside</u> the PIA and outside areas identified on the PIA maps as "No Planning Commitment", development for Caravan parks within Residential, Commercial Centre & Industrial Planning Areas are connected to Council's sewerage reticulation system. A13.2 For Caravan Parks/Camping Grounds located in Rural Residential, Rural & Village Planning Areas, a liquid waste disposal report, undertaken by a competent person, shall determine the most appropriate form of liquid waste disposal to be implemented on-site prior to the commencement of the use.
Services	
P14 An acceptable standard of water supply, wastewater disposal, stormwater management and electricity supply services must be provided, relative to the developments location.	A14.1 Where located <u>inside</u> the PIA and outside areas identified on the PIA maps as "No Planning Commitment", development is connected to reticulated water supply, sewerage, stormwater management and electricity supply services in all locations. OR A14.2 Where the site is located <u>within</u> the PIA and inside an area indicated on the PIP maps as "No Planning Commitment", or within any area <u>outside</u> the PIA, no acceptable solution is prescribed.

TABLE 5.11.3.1 SANITARY AND LAUNDRY FACILITIES

Facility	Maximum number of sites served by a single facility
Toilet pedestal – female	15
Toilet pedestal – male	20
Urinal	25
Handbasin – female	30
Handbasin – male	30
Shower or bath – female	15
Shower or bath – male	15
Laundry tub	20
Washing machine	20
Clothesline	20

Division 12—Home Business Code

5.12.1 Purpose

The purpose of the Home Business Code is to achieve the following outcome:

- Business activities occur in residential premises in a manner that protects the character and amenity of residential areas.

5.12.2 Compliance with the Code

Development that is consistent with the purpose and complies with the performance criteria of the Home Business Code complies with the code.

5.12.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development	
Character	
P1 The use of residential premises for a home business does not encroach upon the primary use of the premises as a residential building.	A1.1 Home businesses are to be contained within residential buildings, or within an area of the premises which is completely screened from adjoining premises and the street. A1.2 The floor area occupied by the home business is not to exceed (a) one-third of the total floor area of the residential buildings on the allotment, and (b) one-fifth of the area of the allotment. A1.3 The home business is not to employ more than one person who does not reside on the premises.
Impact	
P2 The amenity of the planning area is not compromised as a result of the operation of the home business.	A2.1 The impacts of the home business are to be such that the use is low impact. A2.2 The traffic generated by the home business is not to exceed (a) a maximum of 10 vehicle movements per day on any one day, and (b) an average of 6 vehicle movements per day over any 7-day period. A2.3 Off-street parking is to be provided for all vehicles used in the home business. A2.4 Loading and unloading of materials is to be undertaken entirely within the site. A2.5 Any sign erected on the premises in connection with a home business is to comply with the following:

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development continued	
Impact continued	
	(a) no more that one sign is to be erected on each road frontage of the allotment, and (b) the area of the sign is not to exceed 0.3m2. A2.6 There is to be no display or storage of goods which is visible from the road reserve or from other allotments. A2.7 Where the home business is located in a separate building or structure on the site, the building or structure is a maximum of 1 storey or 4 metres in height.
P3 The home business does not overload the capacity of infrastructure services.	A3 The loads on the water supply and sewerage systems which result from the combined residential and home business uses of the premises are not to exceed the design levels specified in the Engineering Works and Services Planning Scheme Policy for the planning area in which the home business is located.
P4 The risk to occupiers, employees and neighbours from the storage and handling of materials is minimised.	A4 Storage of flammable and combustible liquids complies with the minor storage provisions of Australian Standard AS1940 – The Storage and Handling of Flammable and Combustible Liquids.
Services	
P5 An acceptable standard of water supply, waste water disposal, stormwater management and electricity supply services must be maintained, relative to the development's location.	A5.1 Where located inside the PIA and outside areas identified on the PIA maps as "No Planning Commitment", development is connected to reticulated water supply, sewerage, stormwater management and electricity supply services in all locations. OR A5.2 Where the site is located within the PIA and inside an area indicated on the PIP maps as "No Planning Commitment", or within any area outside the PIA, no acceptable solution is prescribed.

Division 13—Multiple Dwelling Code

5.13.1 Purpose

The purpose of the Multiple Dwelling Code is to achieve the following outcomes:

- Multiple dwellings have a built form that is visually attractive, address the street and integrate with adjoining development;
- Multiple dwellings provide a well designed and comfortable accommodation choice;
- Multiple dwellings have adequate open space to meet the needs of residents and to enhance the appearance of the building;
- Multiple dwellings are located to support and benefit from a range of urban services and facilities; and
- Multiple dwellings maintain the privacy and amenity of surrounding residential development.

5.13.2 Compliance with the code

Development that is consistent with the purpose and complies with the performance criteria of the Multiple Dwelling Code complies with the code.

5.13.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development	
Site suitability	
P1 The site has a suitable area and dimensions to accommodate: (a) the siting of buildings; (b) the provision of open space; and (c) vehicle manoeuvring and parking.	A1.1 The site has: (a) a minimum area of 800m² (or 700m^2 in the case of a duplex); and (b) a width of at least 20m measured 6m from and parallel to the road frontage. A1.2 Visitor vehicle parking is to be located to the front of the property and in accordance with Table 5.15.3.1 – Minimum number of vehicle parking spaces.
P2 The development is located in proximity to areas of commercial activity, employment, community services, recreation or entertainment.	A2.1 Duplexes are located in the Residential Planning Area or in the Village Planning Area. A2.2 Multiple dwellings type A are located in the Medium Density Sub-area of the Residential Planning Area or in the Village Planning Area. A2.3 Multiple dwellings type B are located in the Commercial Centre Planning Area.
Building height and boundary clearances	
P3 Building heights and boundary clearances are compatible with the prevailing character of the planning area in which they are located or similar to buildings existing in the street.	A3.1 Multiple dwellings in the Residential Planning Area and the Village Planning Area have a maximum height of 2 storeys or 8.5m. A3.2 Multiple dwellings in the Commercial Centre Planning Area have a maximum height of 4 storeys or 15m.

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development continued	
Building height and boundary clearances continued	
	A3.3 Boundary clearances for multiple dwellings are to comply with Schedule 1, except: (a) that sections (3) (b), (c), (d) and (e) of Table 1 in Schedule 1 do not apply; and (b) that section 1(b) of Table 1 in Schedule 1 does not apply in cases other than that of a duplex, and (c) as provided for in acceptable solutions A1.1(a) and (b) of the Commercial Centre Planning Area Code.
Siting and design	
P4 Development density is appropriate to the preferred character of the planning area in which it is located and compatible with existing development density in the vicinity of the site.	A4.1 Multiple dwellings type A have a maximum density of 1 dwelling unit per 250m². A4.2 Multiple dwellings type B have a maximum density of 1 dwelling unit per 100m². A4.3 The allotment coverage is not to exceed 50%.
P5 Buildings address the street and enhance the character and appearance of the surrounding area.	A5.1 In the case of multiple dwellings type A, the main pedestrian entry to each dwelling unit is covered, lit for night-time identification and security in accordance with the Australian Standard AS1158: Public Lighting Code, and is visible from the street. A5.2 In the case of multiple dwellings type B, the main pedestrian entry to the building is covered, lit for night-time identification and security in accordance with the Australian Standard AS1158: Public Lighting Code, and is visible and directly accessible from the street. A5.3 Car ports are not located in front of the building line except in the case of a duplex.
P6 Landscaping is provided which enhances the appearance of the development and assists in buffering surrounding land uses.	A6 An area of not less than 10% of the site area is set aside for on-site landscaping (in accordance with A1.1 and A1.2 of the Landscaping Code) and recreational purposes.
Privacy and amenity	
P7 Development incorporates private open space which is convenient and attractive to use and provides adequate privacy.	A7.1 Privacy and amenity is addressed in accordance with the approach described and illustrated in the *Queensland Residential Design Guidelines, Element C3 - Privacy*

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development continued	
Privacy and amenity continued	
	A7.2 Private open space is addressed in accordance with the approach described and illustrated in the *Queensland Residential Design Guidelines, Element A5 – Private Open Space*
P8 Development provides reasonable levels of privacy for dwelling units and adjoining residential land uses.	A8.1 Where a habitable room window is proposed to be located opposite and within 9m of a habitable room window in another dwelling unit or in adjoining residential premises: (a) window sill heights are a minimum of 1.7m above floor level; or (b) opaque glazing is applied to any part of a window below 1.7m above floor level; or (c) an angle of at least 45^{o} exists between two lines drawn from the same point, one drawn from the nearest vertical edge of the window being assessed to the nearest vertical edge of an opposite window and the other drawn perpendicular to the window being assessed; or (d) external screening; or (e) if at ground storey, solid boundary fencing to a minimum height of 1.8m above ground level. A8.2 The outlook from windows, private open space and other communal and public areas is screened, where a direct view is available into the private open space of another dwelling unit or adjoining residential premises. The required screening is to comply with Appendix C3 of Chapter 2 of the *Queensland Residential Design Guidelines.*
Services	
P9 Adequate on-site facilities are provided for storage and collection of refuse.	A9.1 In the case of multiple dwellings type A and B, an on-site storage area is provided for the storage of refuse bins. The area is: (a) screened from the street and adjoining properties by a visually impermeable screen at least 1.8m high; and (b) surfaced with an impervious material and provided with a hose-cock for washing down; and

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development continued	
Services continued	
	(c) separated from dwelling units by a distance of at least 3m except in the case of a duplex); (d) separated from adjoining residential premises by a distance of at least 3m. A9.2 In the case of multiple dwellings type B, an on-site manoeuvring area for service vehicles is provided where the distance from the dwelling to the road frontage is greater than 50m.
P10 Mail delivery facilities are provided in an attractive and convenient manner.	A10 Mailboxes are contained in a single structure on the street frontage adjoining the main pedestrian entry to the site OR A single group of mailboxes is provided in or adjoining the building foyer so as to be readily accessible to mail delivery services.
P11 Communal clothes drying facilities are provided where dwelling units are not provided with individual drying facilities.	A11 An outdoor clothes drying area of 5m² per dwelling unit is provided. The area is: (a) screened from the street and adjoining properties by a visually impermeable screen at least 1.8m high; and (b) surfaced with an impervious material.
P12 An acceptable standard of water supply, waste water disposal, stormwater management and electricity supply services must be provided, relative to the development's location.	A12.1 Where located <u>inside</u> the PIA and outside areas identified on the PIA maps as "No Planning Commitment", development is connected to reticulated water supply, sewerage, stormwater management and electricity supply services in all locations. OR A12.2 Where the site is located <u>within</u> the PIA and inside an area indicated on the PIP maps as "No Planning Commitment", or within any area <u>outside</u> the PIA, no acceptable solution is prescribed.

5.14.1 Purpose

The purpose of the Public Utilities Code is to achieve the following outcomes:

- Necessary infrastructure is provided in a timely and cost effective manner;
- The impacts of infrastructure development are compatible with the nature of the planning area in which it is located; and
- The character and amenity of nearby development is protected.

5.14.2 Compliance with the code

Development that is consistent with the purpose and complies with the performance criteria of the Public Utilities Code complies with the code.

5.14.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development	
Location and siting	
P1 The underground public utility is appropriately sited	A1 Underground services are installed on the standard alignments nominated in the Engineering Works and Services Planning Scheme Policy.
Part B – Assessable Development	
P2 The location and siting of the public utility maximises accessibility for maintenance purposes without disrupting other access or movement.	A2.1 Public utilities are: (a) Sited in locations where they can be readily accessed for maintenance purposes, and (b) Easements for access are granted to the Council or the beneficiary of the easement to ensure access can be legally gained. A2.2 Public utilities are located and installed so that they do not interfere with public access by pedestrians or vehicles on public roads.
P3 Infrastructure services are designed and constructed for efficiency of cost and land-take, and for minimal environmental impact.	A3.1 Compatible infrastructure is co-located in common trenching in order to minimise the land required and the costs for underground services. A3.2 Public utilities are located and aligned so as to: (a) avoid disturbance to areas of particular vegetation conservation value; and (b) avoid crossing of watercourses.

Performance Criterion	Acceptable Solution
Part B – Assessable Development continued	
Residential amenity	
P4 Where located on a site : (a) within or adjacent to the Residential Planning Area or the Rural Residential Planning Area; or (b) containing or adjacent to a residential use, the public utility has no adverse impacts on residential amenity.	A4.1 Where located on a site within or adjacent to the Residential Planning Area or the Rural Residential Planning Area, the public utility is to be a low impact use in the applicable planning area. A4.2 Where located on a site containing or adjacent to a residential use, the public utility is to be a low impact use in the planning area in which the residential use is located. A4.3 Where access for maintenance or servicing is required at a greater frequency than twice per week, vehicular access to the utility is gained from roads other than local residential streets to maintain residential amenity.
Visual amenity	
P5 The public utility is appropriately sited and where practicable screened from view.	A5.1 Public utilities are: located underground; or below the level of the predominant tree canopy or surrounding premises; or integrated with an existing building or structure by: (i) not involving any freestanding elements, (ii) concealment as an integral part of a building or structure, (iii) not increasing the bulk and height of the building or structure of which it forms a part, or (iv) co-located with other utility facilities. A5.2 Transmission lines, pipes and other conduits for utility purposes are placed underground in the Residential and Commercial Centre Planning Areas.
Safety and security	
P6 Public utilities are secure, the risk of vandalism is minimised and public safety is assured.	A6 Where not required to be publicly accessible, the public utility is fenced with security fencing.

Division 15—Carparking and Access Code

5.15.1 Purpose

The purpose of the Carparking and Access Code is to achieve the following outcomes:

- The safe and efficient operation of the transport system is not compromised by parking and access arrangements;
- Vehicle movement to, from and within sites occurs in a safe and orderly manner;
- Vehicle parking and access, passenger setdown and collection areas and goods loading and unloading facilities are provided in a safe and efficient manner;
- Parking facilities are visually enhanced and the amenity of nearby land uses is protected; and
- Cycling is utilized as a mode of transport.

5.15.2 Compliance with the code

Development that is consistent with the purpose and complies with the performance criteria of the Carparking and Access Code complies with the code.

5.15.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development	
Access management	
P1 Vehicular access to development does not adversely impact on: - the safety, capacity or operation of the existing road system: or - the safety, capacity or operation of the pedestrian access system.	A1.1 Vehicle access to the site complies with Australian Standard AS2890.1-2004 *Parking facilities – Off-street car parking.* A1.2 Other than for a duplex, vehicle access to the site is such that vehicles can enter and leave the site in forward gear.
P2 Facilities are provided which are suitable for vehicular access between the carriageway of the road and the road boundary of each allotment and which do not compromise the open landscape character of the verge.	A2 Except in the Rural and Rural Residential Planning Areas, dedicated vehicular access across the verge is to be provided which complies with the Engineering Works and Services Planning Scheme Policy.
Vehicle parking	
P3 Sufficient parking spaces are provided for the number and type of vehicles likely to be associated with the development.	A3.1 Development for a purpose identified in column 1 of Table 5.15.3.1 provides the number of vehicle parking spaces set out in column 2 of Table 5.15.3.1. A3.2 The parking spaces are located on the same allotment as the use for which they are required, and are available for parking at all times that the use is being carried out. OR

Performance Criterion		Acceptable Solution	
Part A – Self Assessable and Assessable Development continued			
Vehicle parking continued			
		A3.3	Alternatively where the location is already well serviced with parking spaces or it is not possible to provide the required parking spaces in accordance with Table 5.15.3.1 a cash contribution in lieu of providing the parking is provided in accordance with rates set out in the Off-street carparking contribution planning scheme policy.
P4	Suitable access and parking is provided for people with a physical disability.	A4.1	Parking spaces are provided for people with disabilities in accordance with Australian Standard AS2890.1-2004 *Parking facilities – Off-street car parking.*
		A4.2	Access to parking spaces for people with disabilities complies with Australian Standard AS1428 - General Requirements for Access: Buildings and Australian Standard AS2890.1-2004 *Parking facilities – Off-street car parking*.
P5	Vehicle parking areas are designed, constructed and maintained so as to provide safe and efficient parking and circulation for vehicles, cyclists and pedestrians.	A5	Vehicle parking and access areas: (a) have a durable, dust-free surface; and (b) comply with Australian Standard AS2890.1-2004 *Parking facilities – Off-street car parking* in relation to gradient, design and operation; and (c) have parking spaces clearly delineated (except in the case of a duplex).
P6	Provision is made for vehicle loading and unloading to be carried out in a safe and efficient manner.	A6	The design and operation of vehicle loading and unloading areas complies with Australian Standard AS2890.2-2002 *Parking facilities – Commercial vehicle facilities.*
Landscaping and amenity			
P7	Vehicle parking areas are landscaped in a manner which enhances their appearance and assists in buffering surrounding land uses.	A7.1	Except in the case of a duplex, land is to be set aside for a landscaped strip a minimum of 2m in width along all site boundaries. A landscaped strip a minimum of 1.5m in width between vehicle parking areas and any detached building or structure on the site. Landscaping is provided in accordance with A1.1 and A1.2 of the Landscaping code.

Performance Ccriterion	Acceptable Solution
Part A – Self Assessable and Assessable Development continued	
Landscaping and amenity continued	
	A7.2 Except in the case of a duplex, wheelstops or other barriers are to be provided to prevent vehicles from driving into or damaging landscaped areas.
P8 The amenity of adjoining residential land uses is not diminished by lighting and noise impacts from vehicle parking areas.	A8.1 Parking areas are to be fenced with a 1.8m high solid screen wall or fence at the boundary with any land in the Residential Planning Area or used for residential purposes. A8.2 Outdoor lighting is to comply with Australian Standard AS4282-1987 *Control of the obtrusive effects of outdoor lighting.*

TABLE 5.15.3.1 - MINIMUM NUMBER OF VEHICLE PARKING SPACES

Column 1	Column 2	Column 3
Purpose	**Minimum number of vehicle parking spaces**	**Minimum number of bicycle parking spaces**
Accommodation building	1.5 spaces per unit	Nil
Aged care facility	1 space per 4 hostel type units plus 1 space per 6 nursing home beds plus 1.25 spaces per self contained dwelling unit plus 1 space per 2 full-time equivalent employees	Nil
Café/catering shop	1 space per 15m² of the total floor area assigned to patrons of the facilities	Nil
Caravan park / camping ground	1 space per caravan site, camp site or relocatable home site plus 1 space per 10 caravan sites or relocatable home sites for visitor parking plus 1 space for resident manager plus 1 space per 2 equivalent full-time employees	Nil
Caretaker's residence	2 spaces per dwelling house (parking spaces may be provided in tandem)	Nil
Car washing station	1 queuing space plus 1 space per 2 equivalent full-time employees	Nil
Child care centre	1 space per 2 equivalent full-time employees plus 1 space per 5 children able to be accommodated	Nil
Church	1 space per 10 seats or 1 space per 15m² of gross floor area, whichever is the greater	Nil

TABLE 5.15.3.1 - MINIMUM NUMBER OF VEHICLE PARKING SPACES Con't

Column 1	Column 2	Column 3
Purpose	**Minimum number of vehicle parking spaces**	**Minimum number of bicycle parking spaces**
Club house	1 space per 15m² of gross floor area	1 space per 100m2 of gross floor area.
Commercial industry	1 space per 2 equivalent full time employees plus Where retail-oriented, 1 space per 20m² of gross floor area; Where office-oriented,1 space per 30m² of gross floor area;	1 space per 400m² of gross floor area for employees; plus Where retail-oriented, 1 space per 500m² of gross floor area for customers; or Otherwise, 1 space per 750m² for customers
Corner store	1 space per 20m² of gross floor area	Nil
Duplex	1space per dwelling unit plus 1 space for visitor parking	Nil
Dwelling house	2 spaces per dwelling house (parking spaces may be provided in tandem)	Nil
Educational facility	Where a pre-school, primary school or secondary school, 1 space per full-time equivalent employee; Where a tertiary or further education facility, 1 space per full-time equivalent employee plus 1 space per 10 students able to be accommodated at any time; For all facilities, provision for loading and unloading of passengers	Where a primary school or secondary school, 1 space per 5 students able to be accommodated at any time; Where a tertiary or further education facility 1 space per 50 students able to be accommodated at any time
Fast food outlet	1 space per 10m² of the total floor area assigned to patrons of the facilities plus 1 space per 50m2 of gross floor area for food preparation, plus 1 per 100m2 of GFA used for storage.	1 space per 400m² of gross floor area for employees plus 1 space per 750m² for customers
Freight depot	1 space per 2 employees plus 1 space per vehicle used in business plus 4 spaces for cars or similar such vehicles delivering or receiving goods	Nil
Home business	As per dwelling house plus 2 spaces for home business	Nil
Hospital	1 space per 3 beds plus 1 space per 2 equivalent full-time employees plus 1 space each for resident doctors plus 1 space per 3 consultative staff	Nil
Industry	1 space per 50m2 of gross floor area up to 500m2 plus 1 space per 100m2 of gross floor area thereafter	1 space per 800m2 of gross floor area

TABLE 5.15.3.1 - MINIMUM NUMBER OF VEHICLE PARKING SPACES Con't

Column 1	Column 2	Column 3
Purpose	**Minimum number of vehicle parking spaces**	**Minimum number of bicycle parking spaces**
Institution	1 space per 2 equivalent full-time employees	Nil
Intensive animal husbandry	1 space for manager plus 1 space per 2 equivalent full-time employees plus where a kennel or cattery 1 space per 10 enclosures	Nil
Light industry	1 space per 50m2 of gross floor area up to 500m2 plus 1 space per 100m2 of gross floor area thereafter	1 space per 800m2 of gross floor area
Liquid fuel depot	1 space per 2 equivalent full-time employees	Nil
Local surgery	1 space per 20m2 of gross floor area	Nil
Medical centre	1 space per 20m2 of gross floor area OR 4 spaces per medical practitioner AND 1 space per 2 equivalent full-time employees, whichever is the greater; AND 1 space for ambulance vehicle pick-up and set down.	Nil
Motor vehicle workshop	2 spaces per equivalent full-time employees plus 5 spaces per workshop/service bay	Nil
Multiple dwelling type A	1 space per dwelling unit plus 1 space per 2 dwelling units for visitor parking	Nil
Multiple dwelling type B	1 space per dwelling unit plus 1 space per 2 dwelling units for visitor parking	1 space per dwelling unit for residents plus 1 space per 4 dwelling units for visitors
Office	Banks - 3 spaces per 50m2 of gross floor area Other - 1 space per 30m2 of gross floor area	Nil
Passenger terminal	1 space per 5m2 of lounge area plus 1 bus space per 50m2 of lounge plus 1 space per 2 equivalent full-time employees	Nil
Plant nursery	6 spaces plus 1 space per 500m2 of total use area	Nil
Public sector administration	1 space per 30m2 of gross floor area	Nil
Public works	1 space per 30m2 of gross floor area	Nil
Restaurant	1 space per 15m² of the total floor area assigned to patrons plus 1 space per 50m2 of gross floor area of kitchen and preparation areas	Nil

TABLE 5.15.3.1 - MINIMUM NUMBER OF VEHICLE PARKING SPACES Con't

Column 1	Column 2	Column 3
Purpose	**Minimum number of vehicle parking spaces**	**Minimum number of bicycle parking spaces**
Retirement village	1 space per 4 hostel type units plus 1 space per 6 nursing home beds plus 1.25 spaces per self contained dwelling unit plus 1 space per 2 equivalent full-time employees	Nil
Service station	1 space per fuel pump plus 1 space per 2 equivalent full-time employees	Nil
Shop	1 space per 20m² of gross floor area	2 space per 400m² of gross floor area for employees plus 4 space per 500m² of gross floor area for customers
Shopping centre	1 space per 20m² of gross floor area	4 space per 500m² of gross floor area for customers
Showroom	2 spaces plus 1space per 50m2 of gross floor area	Nil
Sport, recreation & entertainment	Where a bowling green, 30 spaces for the first green plus 15 spaces for each subsequent green; Where a gymnasium, 7.5 spaces per 100m² of gross floor area; Where a sports field, 50 spaces per field; Where squash or tennis courts, 3 spaces per court; Where a swimming pool or aquatic centre, 15 spaces plus: 1 space per 100m² of gross floor area for an indoor facility, or 1 space per 100m² of site area for an outdoor facility; Otherwise, sufficient parking to be able to accommodate the amount of vehicular traffic likely to be generated by the particular use	1space per 20 carparking spaces.
Tavern	1 space per 15m² of the total floor area assigned to patrons plus 1 space per 50m2 of gross floor area of kitchen and preparation areas	Nil

TABLE 5.15.3.1 - MINIMUM NUMBER OF VEHICLE PARKING SPACES Con't

Column 1	Column 2	Column 3
Purpose	**Minimum number of vehicle parking spaces**	**Minimum number of bicycle parking spaces**
Tourist accommodation	1 space per dwelling unit or serviced room plus 1 space for manager's residence plus 1 space per 2 equivalent full-time employees plus 1 space per 15m² of the total floor area assigned to patrons of the facilities if a restaurant is present	Nil
Tourist facilities	1space per 50m2 of gross floor area	Nil
Vehicle sales	1 space per 2 equivalent full-time employees plus 1 space per 50m2 of display area	Nil
Veterinary clinic	1 space per 30m2 of gross floor area plus 1 space per professional staff plus 1 space per 2 equivalent full-time employees	Nil
Warehouse	2 spaces plus 1 space per 100m2 of gross floor area	Nil
All other uses	Sufficient parking to be able to accommodate the amount of vehicular traffic likely to be generated by the particular use	Nil
Notes: Where the calculated number of spaces is not a whole number, the number of spaces to be provided is to be rounded to the nearest whole number. If the decimal is 0.5 the requirement is the next whole number. If the calculated number is less than 1, the requirement is 1. Where development involves two or more uses the parking requirement for each use is to be complied with.		

Division 16—Earthworks Code

5.16.1 Purpose

The purpose of the Earthworks Code is to ensure earthworks do not:

- result in any contamination of land;
- result in erosion of land and sedimentation of watercourses;
- cause an increase in flooding or drainage problems;
- cause any land instability; and
- adversely impact on visual character or amenity values.

5.16.2 Compliance with the code

Development that is consistent with the purpose and complies with the performance criteria of the Earthworks Code complies with the code.

5.16.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development	
Contamination	
P1 Earthworks do not result in contamination of land or waters.	A1.1 For filling, no contaminated material is used. A1.2 For excavation, no contaminated material is disturbed or excavated.
Erosion and sedimentation	
P2 Earthworks do not result in increased erosion and sedimentation.	A2 Erosion and sedimentation controls are to be implemented in accordance with the Engineering Works and Services Planning Scheme Policy.
Structural stability	
P3 All earth structures formed both during and at the completion of the works are to be structurally stable.	A3 Earthworks are to be designed and constructed in accordance with the Engineering Works and Services Planning Scheme Policy.
Part B – Assessable Development Only	
Flooding and drainage	
P4 Earthworks do not cause any increase in flooding or drainage problems.	A4 The works are to be designed and constructed so that both during construction and upon completion: (a) water does not pond on any land; and (b) the afflux caused by the works does not affect other land by way of a heightened water level during the 100 year ARI flood as identified on maps 13-21, and (c) there is no loss of floodplain storage below the level of the 100 year ARI flood (as identified on maps 13-21) on land which, at the time of commencement of this planning scheme is either

Performance Criterion	Acceptable Solution
Part B – Assessable Development Only continued	
Flooding and drainage continued	
	- in the rural planning area, or - is in the industrial planning area and is located south of the Australian map grid coordinate line N7702000, or - is in the rural residential planning area and is located west of the Leichhardt river, and (d) any runoff diverted by the works is to be discharged directly to a point of lawful discharge in such a way that the pre-existing runoff patterns for surface water are not altered.
Privacy and visual amenity	
P5 Earthworks do not adversely impact on the privacy of other land or on visual amenity.	A5 No acceptable solution is prescribed.
Effect on adjoining land	
P6 Earthworks do not cause damage or nuisance on other land resulting from instability, slopewash or any other effect of unretained earth material.	A6 Where earthworks result in a ground surface level at the boundary of an allotment which differs by more than 100mm from the ground surface level at the corresponding location on an adjoining allotment, a retaining structure is to be provided, either to retain the new work to prevent collapse or ravelling onto adjoining land, or to retain the pre-existing earth material on adjoining land to prevent collapse. Retaining structures which are more than 500mm high are to be constructed in accordance with the design of a structural engineer.

5.17.1 Purpose

The purpose of the Engineering Works and Services Code is to achieve the following outcomes:

- Infrastructure services are designed and constructed to provide a level of service consistent with the setting in which the development is located and consistent with the intent of the Council's Priority Infrastructure Plan;
- Roads are designed and constructed to support their specified functions;
- Stormwater drainage networks are designed and constructed with capacity to effectively manage and convey stormwater run-off and protect water quality;
- Construction over or near infrastructure does not compromise or interfere with its effective operation or levels of service; and
- Engineering works and services do not cause unacceptable off-site impacts.

5.17.2 Compliance with the code

Development that is consistent with the purpose and complies with the performance criteria of the Engineering Works and Services Code complies with the code.

5.17.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development	
Infrastructure services	
P1 Infrastructure is provided in accordance with the need to service development, having regard to: (a) the location of the development and (b) the appropriate standards.	**For development in the Residential, Commercial or Industrial Planning Areas, on sites <u>within</u> the PIA and outside an area identified on the PIA maps as "No Planning Commitment", the following shall apply:** A1.1(a) Each allotment is to be provided with connection to the following services: (i) reticulated sewerage; (ii) reticulated water supply; (iii) stormwater drainage; (iv) a new/existing road; (v) reticulated electricity supply; and (vi) telecommunication services. (b) A system of stormwater drainage is to be provided which services all land affected by runoff from the site of development, and (c) Streetlighting and signs to be provided to ensure the safety of vehicles, cycles and pedestrians, and facilitates access and movement. **For development in the Village Planning Area on sites <u>within</u> the PIA, the following shall apply:** A1.2 (a) Each allotment is to be provided with connection to the following services: (i) reticulated water supply; (ii) reticulated electricity supply; and (iii) telecommunication services.

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development continued	
Infrastructure services Continued	
	For development in the Village Planning Area on sites <u>within</u> the PIA and outside an area identified on the PIA maps as "No Planning Commitment", the following shall apply: A1.3 Each allotment is to be provided with connection to the reticulated effluent disposal system. **For development in the Village Planning Area on sites <u>within</u> the PIA and within an area identified on the PIA maps as "No Planning Commitment", the following shall apply:** A1.4(a) No acceptable solution is prescribed for the servicing of each allotment with sewerage, stormwater or roading services. (b) Streetlighting and signs to be provided to ensure the safety of vehicles, cycles and pedestrians, and facilitates access and movement.
	For development in the Rural Residential Planning Area A1.5 Each allotment is to be provided with connection to the following services: (i) on-site effluent disposal system[2], and (ii) no acceptable solution is prescribed for the provision of other urban services. **For development in the Rural Planning Area** A1.6 No acceptable solution is prescribed for the provision of urban services to allotments. [2] See *Plumbing and Drainage Act 2002 (On-site sewerage code)*
P2 Infrastructure services are designed and constructed so that there is adequate: (i) sewerage; (ii) water supply; (iii) provision for solid waste collection;	A2.1 Water supply systems, sewerage systems, and provisions for solid waste collection are to be designed and constructed in accordance with the Engineering Works and Services Planning Scheme Policy.

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development continued	
Infrastructure services continued	
(i) electricity supply; (ii)telecommunications services, and (iii)streetlighting and signs, having regard to the nature and location of the development; and the selection of materials used in construction is suitable, durable, easy to maintain and cost effective, taking into account the whole of life cycle cost, and achieves best practice environmental management and energy savings.	A2.2 In planning areas where a reticulated water supply is not provided the water supply is to be (a) suitable for human consumption in accordance with the *Australian Drinking Water Guidelines* (National Health and Medical Research Council, 1996), and (b) of sufficient quantity for normal domestic consumption, ie 1000kL/year A2.3 Streetlighting is to comply with *AS 1158 – The lighting of urban roads and other public thoroughfares.*
Road design and construction	
P3 Roads are designed and constructed to support the specified functions and amenity of the road to ensure that: (a) the alignment of new roads provides for safe and efficient movement of traffic; and (b) road pavement surfaces: (i) are durable enough to carry estimated wheel loads of travelling and parked vehicles; and (ii) provide for the safe passage of vehicles, pedestrians and cyclists, and discharge of stormwater run-off from contributing catchments and the preservation of all-weather access; and (c) kerb and channel: (i) controls vehicle movement by delineating the carriageway for all users; and (ii) conveys road pavement runoff to stormwater drainage; and (d) verges and footpaths provide: (i) safe access for pedestrians clear of obstructions; and (ii) an access area for vehicles onto properties; and (iii) a corridor allocated for public utilities; and (iv) additional amenity for minor roads.	A3 Roads are designed and constructed in accordance with the Engineering Works and Services Planning Scheme Policy.

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development continued	
Stormwater drainage	
P4 Stormwater drainage systems or networks have the capacity to control the quantity and quality of stormwater flows so that: (a) overland runoff is directed to areas where there is no damage to property or hazards for motorists; and (b) runoff is directed to a lawful point of discharge through controlled outlet structures; and (c) development retains the existing hydrological regime (surface and groundwater cycle and flow) to protect vegetation and habitats in and adjoining watercourses.	A4.1 All stormwater runoff from surfaces which are constructed, altered or otherwise affected by development on an allotment is to be discharged to a lawful point of discharge. A4.2 Stormwater drainage is to be designed and constructed in accordance with the Engineering Works and Services Planning Scheme Policy. A4.3 Where the stormwater drainage system includes an underground pipe drain system provision is to be made for the runoff from roofs and paved areas to be connected directly to the pipe drain system.
P5.1 Discharge of stormwater to a watercourse or wetland only occurs where the water has been treated prior to discharge to remove or reduce contaminants such as sediments, litter and excess nutrients (particularly nitrogen and phosphorus). P5.2 Stormwater and on-site wastewater does not contaminate ground water flows.	A5 Stormwater quality control measures shall be provided which are designed and constructed in accordance with the Engineering Works and Services Planning Scheme Policy.
P6 Development retains the existing hydrological regime (surface and groundwater cycle and flow) to protect vegetation and habitats in and adjoining watercourses.	A6 Stormwater drainage is to be designed and constructed in accordance with the Engineering Works and Services Planning Scheme Policy.
Works over or near infrastructure services	
P7 Building or operational work near or over the Council's sewerage, water and stormwater drainage infrastructure: (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	A7 Building and operational work near or over the Council's sewerage, water and stormwater drainage infrastructure is to comply with the Engineering Works and Services Planning Scheme Policy.
Protection against natural hazards	
P8 Essential services maintain their function during the occurrence of natural hazards.	A8.1 Components of the systems which deliver electricity supply, gas supply, water supply, sewerage and telecommunications services and which will be adversely affected by the inundation by or infiltration of floodwater are to be (a) located above the level of the 100 year ARI flood (as identified on maps 13-21), or

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development continued	
Protection against natural hazards continued	
	(b) designed and constructed to exclude inundation by or infiltration of floodwater during the100 year ARI flood (as identified on maps 13-21). A8.2 All parts of the systems which deliver electricity supply, gas supply, water supply, sewerage and telecommunications services and which are subject to inundation during the 100 year ARI flood (as identified on maps 13-21) are to be designed and constructed to resist the hydrostatic and hydrodynamic forces which result from such inundation.
Location of underground services	
P9 Underground services are located in such a way as to provide maximum flexibility for future development.	A9 Any easement required for underground services is to be located parallel to and within 2m of an allotment boundary.

5.18.1 Purpose

The purpose of the Landscaping Code is to achieve the following outcomes:

- Landscaping complements and enriches the physical environment of Mount Isa;
- The amenity and appearance of development is enhanced and visual interest is provided;
- Public health and safety is maintained and improved; and
- Landscaping is efficient to maintain and environmentally sustainable.

5.18.2 Compliance with the code

Development that is consistent with the purpose and complies with the performance criteria of the Landscaping Code complies with the code.

5.18.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable Solution
Part A – Self Assessable and Assessable Development	
Landscape design	
P1 Landscaping contributes to the amenity and appearance of the development and the character of the city.	A1.1 Landscape buffer strips are provided in accordance with an applicable code and the design incorporates: (a) endemic or other native species as provided in **schedule 3**; and (b) planting with a size at maturity that is (i) in the case of street trees, a minimum height of 7m, except under power lines, and (ii) in the case of trees on other land, a minimum height of at least 75% of the height of the largest structure on the allotment; and (c) all ground surfaces not covered by paving are covered by a groundcover; and (d) water reticulation for landscape maintenance. A1.2 Planting for landscape buffers is at the following minimum densities: – large trees, 8m centres; – small trees, 3m centres; – shrubs, 1.5m centres; - groundcover, 0.5-1m centres.
Part B – Assessable Development	
Planting standards	
P2 Landscape planting is installed at an appropriate standard and adequately established and maintained.	A2.1 Minimum plant stock sizes are: – street and feature trees, 45 litre bag; – other trees, 25 litre bag; – shrubs, 200mm pot; – groundcover, 140mm pot.

Performance Criterion	Acceptable Solution
Part B – Assessable Development continued	
Planting standards continued	
	A2.2 The required spacing for trees, shrubs and groundcover is: – trees higher than 10m at maturity, 8-10m spacing; – trees between 5m and 10m high at maturity, 5-8m spacing; – shrubs higher than 1.5m at maturity, 1-2m spacing; – groundcover other than grass, 0.5-1m spacing. A2.3 Landscaping is installed and established in accordance with the Engineering Works and Services Planning Scheme Policy.
Landscaping principles	
P3 Development is to have an area of the allotment appropriately landscaped to enhance its appearance and provide an adequate level of amenity for occupants and adjoining land uses.	A3.1 For residential development other than a dwelling house, landscaping is to include: (a) a minimum of 1 tree for every 6m of site perimeter; and (b) shrubs of sufficient height and size at maturity are placed so as to completely screen blank walls, sheds, plant and machinery, refuse storage areas and similar elements of the development; and (c) low shrubs and groundcover provide complete coverage of unsealed surfaces; and (d) at least 10% of the area of the allotment is landscaped in such a way that the full effect of the landscaping is visible from the street. A3.2 For non-residential development, landscaping includes: (a) large trees that achieve a canopy spread at maturity over a minimum of 40% of the perimeter of the site; and (b) at least 25% of trees that achieve a height at maturity above the level of the building parapet or eave; and (c) spreading trees and shrubs to maximise the screening effect of vegetation; and (d) 1 spreading canopy tree with mulched surround and groundcover for every 6 car parking spaces; and

Performance criterion	Acceptable Solution
Part B – Assessable Development continued	
Landscaping principles continued	
	(e) at least 10% of the area of the allotment is landscaped in such a way that the full effect of the landscaping is visible from the street.
Restoration of disturbed areas	
P4 Ground surfaces which are disturbed by construction activities are restored to at least their original condition.	A4 Where the surface of the ground is disturbed by construction activities and is not subsequently covered by a building, paving or other landscaping, the surface is to be restored to its original condition by (a) stockpiling and respreading the original topsoil, and (b) planting the affected area with species to match the original plant cover, and (c) maintaining the plants until they are established, and (d) if the original vegetation required maintenance, on-going maintenance to the new plants to promote healthy and vigorous growth.
Access and safety	
P5 Landscaping enhances access and personal safety	A5.1 Paved surfaces are slip-resistant, stable and trafficable in all weather conditions. A5.2 Landscape design complies with Australian Standard AS1428.1-2001 *Design for access and mobility.* A5.3 Landscaping does not obstruct visibility within parks, playgrounds, pathways and vehicle parking areas. A5.4 Trees with a clear trunk height at maturity of at least 1.8m and groundcover with a maximum height of 0.3m are used in landscaping along street footpaths, pathways, vehicle parking areas, street corners and street lighting.
Landscape buffers	
P6 Appropriately designed landscape buffers are provided between incompatible uses for visual screening and noise attenuation.	A6.1 Where landscaped buffers strips are required by an applicable code, a combination of the following elements is incorporated or provided: (a) earth mounding, or (b) screen fencing of durable materials and construction, or (c) planting with dense foliage which extends to the ground; or

Performance criterion	Acceptable Solution
Part B – Assessable Development continued	
Landscape buffers continued	
	(d) low dense plants and high-branching taller trees to screen larger buildings or objects. A6.2 Planting for landscape buffers is at the following minimum densities: – large trees, 8m centres; – small trees, 3m centres; – shrubs, 1.5m centres; – groundcover, 0.5-1m centres. A6.3 Buffer zones between agricultural and residential land are to comply with *The Planning Guidelines – Separating Agricultural and Residential Land* (Department of Natural Resources and Department of Local Government and Planning, August 1997).

Division 19—Reconfiguring a Lot Code

5.19.1 Purpose

The purpose of the Reconfiguring a Lot Code is to achieve the following outcomes:

- The size, dimensions and layout of lots are consistent with the purpose and performance criteria of the planning area in which the development is located;
- Lots are of suitable size and dimensions for their intended purpose;
- Lot layout has due regard to the to the physical conditions of the land being reconfigured;
- Private infrastructure is not adversely affected by reconfiguration; and
- Effective and efficient transport connections and open space are provided.

5.19.2 Compliance with the code

Development that is consistent with the purpose and complies with the performance criteria of the Reconfiguring a Lot Code complies with the code.

5.19.3 Performance criteria and acceptable solutions

Performance Criterion	Acceptable Solution
Assessable Development only	
Lot layout, size and dimensions	
P1 The subdivision layout must be designed to facilitate integration with adjoining sites and the overall framework for development of the local area and in particular, should: (a) provide for safe vehicular and pedestrian access; and (b) be based on an efficient use of land and provision of services; and (c) provide sufficient area for useable open space; and (d) protect site attributes including areas of particular vegetation conservation value, natural areas and views; and (e) take account of site constraints or risks such as steep slope, slope instability, bushfire and flooding; and (f) be in keeping with the character of surrounding development.	A1.1 Reconfiguring a lot in the planning area identified in column 1 of Table 5.19.3.1 is to comply with the minimum area identified in column 2 of Table 5.19.3.1 and the minimum road frontage identified in column 3 of Table 5.19.3.1. A1.2 For a rear or hatchet lot: (a) the minimum width is to comply with the dimension identified in column 3 of Table 5.19.3.1 for the applicable planning area; and (b) in the planning area identified in column 1 of Table 5.19.3.2, vehicle access is to be provided to a public road by way of land that forms part of the lot and has the minimum width identified in column 2 of Table 5.19.3.2 and the physical configuration to carry the traffic identified in column 3 of Table 5.19.3.2; and (c) the longitudinal gradient of the access strip is not to exceed the values given in column 4 of Table 5.19.3.2if the access strip is sealed and 4% if unsealed and the transverse gradient is not to exceed 3%; and (d) except in the rural and rural residential planning areas the access strip is to be surfaced with a stable, durable and dust-free material; and

Performance Criterion	Acceptable Solution
Assessable Development only continued	
Lot layout, size and dimensions continued	
	(e) stormwater drainage is to be provided which services the access strip in accordance with the Engineering Works and Services Planning Scheme Policy; and (f) no more than 4 lots are to directly adjoin the rear lot (excluding lots that touch at a point only); and (g) no more than two rear lots gain access from the head of a cul-de-sac. A1.3 Lots are to contain an area at least 300mm above the calculated 100 year ARI flood level that complies with the following: (a) in the Residential, Village, Commercial Centre and Industrial Planning Areas, the area identified in column 2 of Table 5.19.3.1; and (b) in the Rural Residential Planning Area, an area of at least 1000m² with a minimum dimension of 30m. A1.4 Lots are to be square or rectangular in shape; OR A1.5 Lots are to fully contain a square or rectangle complying with the area and dimensions identified in Table 5.19.3.1 for the applicable planning area.
Rearranging boundaries	
P2 Rearranging of an existing lot boundary or boundaries results in an improvement in the existing situation.	A2 The existing situation is improved if: (a) lot areas and dimensions more closely comply with the area and dimensions identified in Table 5.19.3.1 for the applicable planning area; or (b) the rearrangement corrects an existing boundary encroachment by a building or structure; or (c) lots become more regular in shape; or (d) access is provided to a lot that previously had no or inadequate access.
Compatibility with and suitability of landform	
P3 The layout of allotments and roads is consistent with natural drainage paths.	A3 Natural drainage paths are to be incorporated into the design of the required stormwater drainage system.

Performance criterion	Acceptable Solution
Assessable Development only continued	
Compatibility with and suitability of landform continued	
P4 The shape of the surface of the land is consistent with and suitable for the intended use of the land and the purpose of the reconfiguration.	A4.1 Each allotment is to contain an area of land (a) for which the slope is less than the value given in Table 5.19.3.3; and (b) whose shape, size and location complies with the requirements given in acceptable solutions A1.1, A1.2, A1.3 and A1.4 of this code, and (c) to which vehicular access is provided which complies with acceptable solutions A1.2(b) and A1.2(c) of this code. A4.2 The slope of the land within the road reserve is to comply with the Engineering Works and Services Planning Scheme Policy.
Road layout and access	
P5 Any new road layout created by reconfiguring a lot: (a) is consistent with or establishes and makes recognisable an appropriate hierarchy of roads in the locality; and (b) provides convenient, safe and efficient movement of a variety of modes of transport including public transport, walking and cycling; and (c) provides for practical access to each new lot; and (d) integrates with the existing road network; and (e) provides for the construction and drainage of all roads and land in the area to be reconfigured; and (f) does not adversely impact on the existing environment including by impact on waterways or wildlife movement corridors.	A5.1 Roads and drainage are to be designed and constructed in accordance with the Engineering Works and Services Planning Scheme Policy. A5.2 Lots are to have direct access to an existing public road, or are to be connected to an existing public road by new roads and on-site access all of which are at least 150mm above the calculated 5 year ARI flood level (as identified on maps 13-21). A5.3 The afflux caused by the construction of a new road or on-site access to a road is not to cause heightened flood levels on other land during the 100 year ARI flood (as identified on maps 13-21). A5.4 New roads are not to pass through areas subject to the Riverine Corridors Overlay, and/or the Natural Areas Overlay and/or the Scenic Rim Overlay.
Infrastructure	
P6.1 Access arrangements for the maintenance and repair of existing private infrastructure are not impaired by reconfiguration. P6.2 Existing private infrastructure does not impose a constraint on development on any allotment which is not serviced by that private infrastructure.	A6.1 Private infrastructure is to be completely contained within the allotment which it services.

Performance Criterion	Acceptable Solution
Assessable Development only continued	
Buffering	
P7 New lots are created in locations that: (a) are adequately buffered to protect users of the lots from potential adverse impacts; and (b) incorporate adequate buffers to prevent adverse impacts on adjoining land as a result of use of the new lots.	A7.1 A landscaped buffer with a minimum width of 15m exists or is to be provided and maintained between land to be reconfigured and adjoining land where: (a) the land to be reconfigured is in the Residential Planning Area and adjoining land is in the Industrial or Commercial Centre Planning Areas; or
	(b) the land to be reconfigured is in the Industrial or Commercial Centre Planning Areas and adjoining land is in the Residential Planning Area. A8.2 Where land is to be reconfigured for residential purposes and adjoining land is in the Rural Planning Area, a buffer exists or is to be provided and maintained in accordance with *Planning Guidelines – Separating Agricultural and Residential Land Uses* (Department of Natural Resources and Department of Local Government & Planning, August 1997).
Community Management Schemes	
P9 Community management schemes may be established in appropriate circumstances.	No acceptable solution is prescribed.

TABLE 5.19.3.1 – MINIMUM AREA AND ROAD FRONTAGE OF LOTS

Column 1	Column 2	Column 3
Planning Area	**Minimum Area**	**Minimum road frontage or Minimum width for a rear or hatchet lot**
Residential	700 m²	15m
Rural Residential	2.5 ha	70m
Village	700 m²	15m
Commercial Centre	800 m²	15m
Industrial	1,000 m²	20m
Rural	1,000 ha	Not specified

TABLE 5.19.3.2 – ACCESSWAYS TO REAR OR HATCHET LOTS

Column 1	Column 2	Column 3	Column 4
Planning area	**Minimum width (m)**	**Trafficable by**	**Maximum longitudinal grade if sealed (%)**
Residential	5	Austroads design motor vehicle	15
Rural Residential	6	Austroads design service vehicle	15
Village	6	Austroads design service vehicle	5
Commercial Centre	9	Austroads design single unit truck	10
Industrial	12	Austroads design prime mover and semi-trailer	10
Rural	12	Austroads design road trains: - Type 1 - Type 2 - B-double	15

TABLE 5.19.3.3 MAXIMUM SLOPE FOR SUITABILITY FOR PURPOSE

Planning area	Maximum slope (%)
Residential	20
Rural residential	20
Village	5
Commercial	10
Industrial	10
Rural	Not specified

PART 6 – ENGINEERING WORKS AND SERVICES POLICY

6.1 Engineering works will be carried out in accordance with Mount Isa City Council's Engineering Works and Services Policy.

PART 7—PRIORITY INFRASTRUCTURE PLAN

7.1 Preliminary

7.1.1 Application

This Priority Infrastructure Plan (PIP) has been prepared in accordance with the requirements of the *Integrated Planning Act 1997 (IPA).* Council have chosen to undertake the priority infrastructure planning process in two stages the first being the implementation of a Priority Infrastructure Plan using a Regulated Infrastructure Charges Schedule (PIP-RICS).

The PIP establishes a Priority Infrastructure Area for both Mount Isa and Camooweal and will accommodate estimated and project growth to 2016, and the Regulated Infrastructure Charges Schedule (RICS) is a simplistic infrastructure charging schedule that levies a regulated fee of $2000 per infrastructure network for triggered development.

The next step will be the introduction of an Infrastructure Charges Schedule (ICS), which is an infrastructure charging regime, designed for higher growth Councils, as is the case for Mount Isa City.

It is the aim of this PIP to provide for the sustainable delivery of City-wide infrastructure. This requires a balance between community expectations concerning the quality and extent of infrastructure and the level of investment that the community and industry can support.

The Council will revisit this PIP and associated charges as part of the review of the current Mount Isa City Planning Scheme 2006.

The review of Council's planning and charging mechanisms is required firstly to ensure Council's compliance with the provisions of the *Sustainable Planning Act 2009* and the *Queensland Planning Provisions (2009),* and secondly to tailor-make a charging regime to reflect the unique context of Mount Isa City and its environs.

7.1.1.1 Mount Isa City

The City of Mount Isa serves as the major regional activity centre of the north-west region. With a resident population that averages between 21,000 and 22,000 people, the City supports development of both Regional and State significance and functions as a focus of employment, business, major comparison and convenience retailing and community activity.

Most significantly, Mount Isa sits at the heart of the north-west minerals province – the key driver of the State Government's vision of a 'Northern Economic Triangle' – a world class mining and minerals processing precinct centred on the City. The City serves as the hub for the exploration, extraction and processing of the region's extensive mineral resources activity that has been the primary driver of growth and development within the City throughout most of its history.

It is the relationship between the urban areas, the mines, and their workers that serves as the most crucial element affecting infrastructure provision within the City. The use of this is influenced by both (individual) worker choice and the commercial decisions made by the mining companies themselves.

The City's ability and capacity to sustain additional population growth and development associated with mining and minerals processing, and associated ancillary industrial activity, will depend largely on a combination of the timely provision of essential trunk infrastructure services and the affordability and availability of housing.

7.1.2 Purpose

The purpose of this PIP is to:

(a) integrate and coordinate land use planning and infrastructure planning—a core requirement of the *Act*; and

(b) ensure that the provision of trunk infrastructure is performed in an efficient and orderly manner.

7.1.3 Structure of Priority Infrastructure Plan

The Priority Infrastructure Plan -

(a) identifies in Section 7.2 (Application of Priority Infrastructure Plan) how the Priority Infrastructure Plan will be applied to development

(b) states in Section 7.3 (Planning Assumptions) the projections of future urban growth and the assumptions of demand for each trunk infrastructure network, which have informed the preparation of the Priority Infrastructure Plan;

(c) identifies in Section 7.4 (Priority Infrastructure Area) the area which will accommodate future urban growth;

(d) states in Section 7.5 (Desired Standards of Service) for each network of development infrastructure the desired standard of performance;

(e) identifies in Section 7.6 (Plans for Trunk Infrastructure) the existing and planned trunk infrastructure for the following networks:

(i) water supply;
(ii) sewerage;
(iii) stormwater (quality and quantity);
(iv) transport; and
(v) public parks (recreation and sport) and land for community facilities.

7.2 Application of Priority Infrastructure Plan

7.2.1 Applying the Priority Infrastructure Plan to Development

The Priority Infrastructure Plan states the basis for-

(a) the calculation of Regulated Infrastructure Charges applicable to a development.

(b) the imposition of a condition on development requiring -

(i) the supply of necessary trunk infrastructure;

(ii) the payment of additional trunk infrastructure costs.

(c) the imposition by a State infrastructure provider of a condition -

(i) about protecting or maintaining the safety or efficiency of the provider's infrastructure network; or

(ii) for additional infrastructure costs; or

(iii) about protecting or maintaining the safety and efficiency of public passenger transport.

7.2.2 Regulated Infrastructure Charges

Regulated infrastructure charges applicable to a development will be calculated in accordance with the regulated infrastructure charges schedule attached to this Priority Infrastructure Plan.

7.2.3 Supply of Necessary Trunk Infrastructure

A condition may be imposed for the supply of necessary trunk infrastructure where -

(a) existing trunk infrastructure necessary to service the premises is not adequate and trunk infrastructure adequate to service the premises is identified in the priority infrastructure plan; or

(b) trunk infrastructure to service the premises is necessary, but is not yet available and is identified in the priority infrastructure plan; or

(c) trunk infrastructure identified in the priority infrastructure plan is located on the premises.

The agreed value of the necessary trunk infrastructure supplied for a network will be offset against a regulated infrastructure charge levied for that network for the premises.

7.2.4 Payment of Additional Trunk Infrastructure Costs

A condition may be imposed requiring the payment of additional infrastructure costs where -

(a) the development -

(i) is inconsistent with the assumptions set out in section 7.3; or

(ii) is located completely or partly outside the priority infrastructure area as set out in section 7.4;

and

(b) the development would impose additional trunk infrastructure costs on -

(i) the infrastructure provider after taking into account either or both of the following -

(1) regulated infrastructure charges for the development

(2) trunk infrastructure supplied or to be supplied by the applicant or

(ii) the State infrastructure provider.

7.2.4.1 Test for Inconsistency with Assumptions for Development Inside the PIA

Development is inconsistent with the assumptions if –

(a) the type of development was not anticipated to occur in that location based on the planning scheme land uses; or

(b) the development results in the total number of dwellings forecasted for the relevant Priority Infrastructure Area (PIA) locality being exceeded in Table 7.3.2.1; or

(c) the development results in the total amount of non-residential Gross Floor Area (GFA) forecasted for the relevant planning infrastructure area (PIA) locality being exceeded in Table 7.3.3.1.

7.2.4.2 Development of Premises Outside the PIA

A development proposed to be completely or partly outside the PIA will be subject to an additional trunk infrastructure cost assessment. Additional cost conditions may be imposed if the development is approved.

7.3 Planning Assumptions

7.3.1 Purpose

The planning assumptions that have been formulated describe the type, scale, location (either inside or outside of the PIA, or at Camooweal) and the timing of future urban development. They provide a logical and consistent basis for the planning of all trunk infrastructure covered by this PIP.

The planning assumptions (summarised in Tables 7.3.2.1 and 7.3.3.1) have been developed in accordance with the anticipated/estimated growth in population and employment within Mount Isa Local Government Area derived from Australian Bureau of Statistics (at 30 June 2006) and figures from the Planning Information and Forecasting Unit (PIFU), and the land use planning provisions embodied within the Council's Planning Scheme.

As detailed in section 7.1.1.1, the City of Mount Isa is the major regional activity centre of the north-west region. The City Council reinforces Mount Isa's role as the primary urban centre in the north-west in both the strategic framework and the land-use zoning intent embodied within the Planning Scheme.

Further detailed background information concerning the planning assumptions is referenced in Section 7.7 (extrinsic material).

7.3.2 Population and Housing Projections –

Table 7.3.2.1: Population and Housing Projections

Area	Dwelling Type	Existing and projected population (persons)				Average occupancy rate (persons/dwelling)				Existing and projected dwellings			
		2006	2011	2016	2021	2006	2011	2016	2021	2006	2011	2016	2021
Inside PIA - Camooweal (L)	Single Dwelling	162	164	165		3.01	2.92	2.83	2.75	54	56	58	60
	Multiple Dwelling	37	37	37		2.06	2.00	1.94	1.88	18	19	19	20
	Other	12	12	12		1.92	1.86	1.81	1.75	6	6	7	7
	Total	***210***	***213***	***213***		***2.71***	***2.63***	***2.55***	***2.47***	***78***	***81***	***84***	***87***
Inside PIA - Mount Isa	Single Dwelling	15,642	15,846	15,899		3.01	2.92	2.83	2.75	5,202	5,431	5,616	5,799
	Multiple Dwelling	3,634	3,684	3,695		2.06	2.00	1.94	1.88	1,764	1,843	1,905	1,971
	Other*****	1,598	1,633	1,667		1.92	1.86	1.81	1.75	833	878	924	969
	Total	***20,874***	***21,164***	***21,261***		***2.68***	***2.60***	***2.52***	***2.44***	***7,800***	***8,152***	***8,445***	***8,739***
Outside PIA	Single Dwelling	509	516	517		3.01	2.92	2.83	2.75	169	177	183	189
	Multiple Dwelling	124	125	125		2.06	2.00	1.94	1.88	60	63	65	66
	Other*****	78	79	78		1.92	1.86	1.81	1.75	41	43	43	44
	Total	***711***	***720***	***721***		***2.63***	***2.55***	***2.48***	***2.41***	***270***	***282***	***291***	***299***
Total planning scheme area	Single Dwelling	16,313	16,526	16,581		3.01	2.92	2.83	2.75	5,425	5,664	5,857	6,048
	Multiple Dwelling	3,794	3,846	3,857		2.06	2.00	1.94	1.88	1,842	1,924	1,989	2,057
	Other	1,688	1,724	1,757		1.92	1.86	1.81	1.75	880	927	973	1,020
	Total	***21,795***	***22,097***	***22,195***		***2.68***	***2.59***	***2.52***	***2.44***	***8,147***	***8,515***	***8,819***	***9,125***

***** *Refers to dwellings such as aged care units and retirement units*

7.3.3 Employment and Non-Residential Floor Space Projections -

Table 7.3.3.1: Employment and Non-Residential Floor Space Projections (To provide clarification, whilst the population and housing projections provide a guide as to 2021 statistics, forecasting is only available until 2016 for employment and non-residential floorspace projections).

Area	Land use and development type	Employment (employees)				Average Floor Space Conversion Rate (m2 GFA /employee)	Floor space (m2 GFA)			
		2006	2011	2016			2006	2011	2016	2021
Inside PIA	Commercial	2,305	2,335	2,343		20	46,103	46,704	46,864	46,963
	Retail	717	726	729		25	17,920	18,154	18,216	18,255
	Industry	1,113	1,128	1,132		110	122,454	124,049	124,473	124,737
	Community	681	690	692		NA	NA	NA	NA	NA
	Other#	0	0	0		NA	NA	NA	NA	NA
	Total	***4,816***	***4,879***	***4,896***		***NA***	***186,477***	***188,907***	***189,553***	***189,955***
Outside PIA	Commercial	74	75	75		20	1,474	1,493	1,498	1,501
	Retail	23	23	23		25	573	580	582	583
	Industry	36	36	36		110	3,914	3,965	3,979	3,987
	Community	22	22	22		NA	NA	NA	NA	NA
	Other[#]	3,251	3,293	3,304		NA	NA	NA	NA	NA
	Total	***3,405***	***3,449***	***3,461***		***NA***	***5,961***	***6,038***	***6,059***	***6,072***
Total planning scheme area	Commercial	2,379	2,410	2,418		20	47,577	48,197	48,362	48,464
	Retail	740	749	752		25	18,493	18,734	18,798	18,838
	Industry	1,149	1,164	1,168		110	126,368	128,014	128,452	128,725
	Community	703	712	714		NA	NA	NA	NA	NA
	Other[#]	3,251	3,293	3,304		NA	NA	NA	NA	NA
	Total	***8,221***	***8,328***	***8,357***		***NA***	***192,438***	***194,945***	***195,612***	***196,027***

 # Other includes footloose and rural employment

7.4 Priority Infrastructure Area

7.4.1 Purpose

The Priority Infrastructure Area (PIA) identifies the area that is either currently developed, approved for urban development or will accommodate future urban development (i.e. residential, retail, commercial and industrial development) within the Local Government planning area up until the year 2016.

The PIA is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.

7.4.2 The PIA

7.4.2.1 Determination of the PIA

The PIA, as identified on the Mount Isa and Camooweal Priority Infrastructure Area Plan (Section 6) is reflective of the strategic framework and urban zoning intention currently detailed within the Council's Planning Scheme. While it is recognised that development (principally industrial in nature) is likely to occur outside (and remote) of the identified PIA, the PIA is illustrative of the Council's intention to provide full urban services to land (and land use activity) that will occur within its boundaries over the planning horizon.

The proposed PIA is considered sufficient to accommodate likely population growth over the short term (to 2016) if PIFU's original 2006 edition population projections are relied upon.

It is intended that the Council (as part of the second phase of its PIP development process) will ultimately undertake to amend the PIA and Plans for Trunk Infrastructure (PFTI) to:

- reflect outcomes of on-going detailed investigation into trunk infrastructure extent and location, and
- any realistic adjustments to both population and growth projections (especially if any amendments or adjustments suggest higher levels of anticipated growth and development to those previously determined).

7.4.2.2 The PIA Map

The proposed PIA is shown on Map Series: 1 – Priority Infrastructure Area for Mount Isa and Camooweal.

7.5 Desired Standards of Service

7.5.1 Water Supply Network Desired Standards of Service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	• Local Government standards in Planning Scheme and Planning Scheme Policies; • Customer service standards; and • Customer service obligations.
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	• Water Service Association of Australia codes; • IPWEA standards; • Customer service standards; and • Local Government standards in Planning Scheme and Planning Scheme policies – Engineering Works & Services Policy Pgs 152-156.
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	• The *Australian Drinking Water Guidelines* developed by the National Health and Medical Research Council.
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	• Compliance with the requirements of the *Environmental Protection Act 1994* and associated Environmental Protection Policies and the *Water Act 2000*
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.	• System Leakage Management Plan (Chapter 3, Part 3, Division 1A *Water Act 2000*).
Infrastructure design / planning standards	Design of the water supply network will comply with established codes and standards.	• Water Supply Code of Australia—Water Services Association of Australia—WSA 03—2002; • The Australian Drinking Water Guidelines developed by the National Health and Medical Research Council; • Planning Guidelines for Water Supply and Sewerage—Department of Natural Resources and Water (NRW); and • Local Government standards in Planning Scheme Policies - Engineering Works & Services Policy Pgs 152-156.

7.5.2 Sewerage Network Desired Standards of Service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	• Local Government standards in Planning Scheme and Planning Scheme Policies - Engineering Works & Services Policy Pgs 152-156; and • Customer service standards; and • Customer service obligations.
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	• Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy; • *Queensland Water Quality Guidelines 2006*—Environmental Protection Agency (where local guidelines do not exist); and • *National Water Quality Guidelines*—National Water Quality Management Strategy (where local or regional guidelines do not exist).
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	• Compliance with the requirements of the *Environmental Protection Act 1994* and associated Environmental Protection policies.
Effluent re-use	Reuse effluent wherever possible.	• Guidelines for Sewerage Systems: Reclaimed Water —February 2000 • Queensland Water Recycling Guidelines—December 2005.
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	• Planning Guidelines for Water Supply and Sewerage—NRW; • *Sewerage Code of Australia*— Water Services Association of Australia—WSA 02—2002; • *Sewerage Pumping Station Code of Australia*—Water Services Association of Australia—WSA 04—2005; and • Local Government standards in Planning Scheme and Planning Scheme Policies - Engineering Works & Services Policy Pgs 152-156.

7.5.3 Stormwater Network Desired Standards of Service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	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 the inundation of habitable rooms and protects life.	• Queensland Urban Drainage Manual—NRW • Local Government; standards in Planning Scheme and Planning Scheme policies; - Engineering Works and Services Policy Pgs 152-156.
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	• Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy • *Queensland Water Quality Guidelines 2006*—Environmental Protection Agency (EPA) (where local guidelines do not exist); • *National Water Quality Guidelines*—National Water Quality Management Strategy (where local or regional guidelines do not exist).
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	• Section 42 Environmental Protection [Water] Policy 1997); • Local Government standards in Planning Scheme and Planning Scheme policies- Engineering Works & Services Policy Pgs 152-156.
Infrastructure design / planning standards	Design of the stormwater network will comply with established codes and standards.	• Queensland Urban Drainage Manual—NRW • Local Government standards in Planning Scheme and Planning Scheme Policies- Engineering Works & Services Policy Pgs 152-156; and • Natural Channel Design Guidelines.

7.5.4 Transport Network Desired Standards of Service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design / planning standards	The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement. Design of the road system will comply with established codes and standards.	• Local Government road design and development manual/standards /codes in Planning Scheme and Planning Scheme Policy - Engineering Works & Services Policy Pgs 152-156; and • *Road Planning and Design Manual* developed by the Department of Transport and Main Roads; • Australian Standards; • AUSTROADS guides.
Cycleway and pathway design / planning standards	Cycleways and pathways can provide a safe and convenient network that encourages walking and cycling as acceptable alternatives to private motor vehicles. Design of any new network will comply with established codes and standards.	• Local Government road design and development manual/standards/ codes in Planning Scheme and Planning Scheme Policy - Engineering Works & Services Policy Pgs 152-156; • Australian Standards; • AUSTROADS Guide to Traffic Engineering Practice—Part 14 (Chapter 10); and • Queensland Streets Manual.

7.5.5 Public Parks and Land for Community Facilities Network Desired Standards of Service

The Desired Standards of Service (DSS) state the level of service to be delivered to the community. The DSS identifies the performance standards for each trunk infrastructure network expressed in the terms of:

- planning criteria – qualitative standards relating to network performance.
- design criteria – quantitative standards relating to the capacity of the network.

The DSS have been developed cognisant of the unique geographic and social attributes of the region. This includes the demographic characteristics and projected population growth, the influence of industry and the land constraints of the region.

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide for the full range of recreational and sporting activities and pursuits.	• Parks and community land is provided at a local, district and LGA-wide levels; and • Parks and community land addresses the needs of both recreation and sport.
Accessibility	Council aims to provide a network of parkland that allows safe and convenient access for all residents of Mount Isa City Council, regardless of geographic location. New recreation and sporting parkland facilities/services will have ready access to walkways and cycleways, as well as be accessible by car.	• Accessibility standards are identified in Table 1.

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Land quality / suitability • Area / 1000 persons • Minimum size • Maximum grade • Flood immunity	Public parks will be provided to a standard that supports a diverse range of recreational, sporting and health–promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	• The rate of public park provision is identified in Table 2. The size for public parks is identified in Table 3. The maximum gradient for public parks is identified in Table 4. The minimum flood immunity for public parks identified in Table 5.
Facilities / embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	• Standard embellishments for each type of park are identified in Table 6; and • Embellishments must meet Australian standards.
Infrastructure design / performance Standards	Opportunities are maximised to co-locate parks in proximity to other community infrastructure, transport infrastructure and valued environmental and cultural assets.	• Local Government standards in Planning Scheme and Planning Scheme policies; and • Australian Standards.

7.5.5.1 Access to Parkland

Council aims to provide a network of parkland that allows safe and convenient access for all residents of the Mount Isa Local Government area. Access is based on a reasonable catchment area considering the likely mode of transport used to access each type of facility using the definitions provided. In providing equity of opportunities, parkland provision will, as far as possible, reflect local needs and preferences. Table 1 identifies such standards.

Table 1: Maximum Desirable Access for Catchment

Infrastructure type	Accessibility standard (km)		
	Local	District	Citywide
Recreation park	<0.5ha	>1km	<15km
Sport park	n/a	n/a	<15km
Community land	n/a	<1km	<15km

7.5.5.2 Land Provision, Size and Gradients

Council aims to provide a diverse range of parkland opportunities. By providing diverse settings within the parkland network, and a variety of activity spaces, Council will enable residents to realise a range of physical, social, cultural, mental benefits and experiences appropriate to the setting values present in the parkland. Tables 2, 3, 4 and 5 provide the desired standards to ensure a range of suitable park and community land is available to meet these goals. A range of suitable park and community land is available to meet these goals.

Table 2: Desired Rate of Land Provision

Infrastructure type	Rate of provision (Ha/1000 people)		
	Local	District	Citywide
Recreation park	0.8	0.8	0.4
Sport park	n/a	n/a	2.5
Community land	n/a	0.1	0.2

Table 3: Minimum Desired Size of Parks and Community Land

Infrastructure type	Minimum size (Ha)		
	Local	District	Citywide
Recreation park	0.5ha	1ha	2-10ha
Sport park	n/a	n/a	Field Sport:3ha Court Sport: 1ha
Community land	n/a	0.6ha	1ha

Table 4: Maximum Desired Grade

Infrastructure type	Maximum gradient		
	Local	District	Citywide
Recreation park	1:10 for 20%	1:10 for 10%	1:10 for 10%
Sport park	n/a	n/a	1:10 for 5%
Community land	n/a	1:10 for 2%	1:10 for 0%

Table 5: Minimum Desired Flood Immunity for Parks

Infrastructure type	Minimum flood immunity (%)								
	Local			District			Citywide		
Flood immunity	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100
Recreation park	30 %	70%	0%	50%	50%	0%	0%	90%	10%
Sport park	n/a			n/a			0%	50%	50%
Community land	n/a			0%	0%	100%	0%	0%	100%

Table 6: Provides the Desired Standards for the Level of Embellishments for Recreation Parks for each Hierarchical Level.

Embellishment type	Recreation Parks			Sports Parks
	Local	District	Citywide	Citywide
Internal roads			x	x
Off road Parking			x	x
Fencing/bollards	x	x	x	x
Lighting		x	x	x
Toilet		x	x	x
Paths (pedestrian/cycle)		x	x	x
Seating	x	x	x	x
Shade structures	x	x	x	x
Covered seatings and table	x	x	x	x
Tap/bubbler	x	x	x	x
BBQ		x	x	x
Bins	x	x	x	x
Landscaping (including earthworks, irrigation and revegetation)		x	x	x
Signage		x	x	x
Activity areas	x	x	x	x

7.6 Plans for Trunk Infrastructure

7.6.1 Purpose

The Plans for Trunk Infrastructure (PFTI) identify the existing trunk infrastructure networks intended to service the assumed development occurring up to the year 2016 at the Desired Standard of Service stated in the PIP.

The PFTI show trunk infrastructure within the PIA and may also show areas of significant trunk infrastructure outside the PIA.

7.6.2 Trunk Infrastructure Networks, Systems and Items

Table 7.6.2.1 below defines the trunk infrastructure networks, systems and items covered by the Priority Infrastructure Plan.

Table 7.6.2.1 Trunk Infrastructure Networks, Systems and Items

Network	System	Elements
Water	Bulk supply	• Water sources (dams, groundwater, bulk supply mains); • Raw water mains; and • Water treatment plants (including recycled water treatment plants).
	Distribution	• Reservoirs; • Pump stations; • Rechlorination facilities; • Distribution mains generally ≥ 225 mm diameter; • Associated monitoring systems.
Sewerage	Reticulation	• Pump stations; • Rising mains; and • Gravity sewers - generally ≥160 mm diameter.
	Sewerage treatment	• Sewerage treatment plants; • Storage facilities; • Release systems; and • Associated monitoring systems.
Transport	Local Government and State controlled roads	• Arterial, sub-arterial and major collector roads including associated intersections, local road drainage, kerb and channel, swales, culverts, bridges, and pathways within the road reserve.
	Off-road pathways	• Cycleways and pedestrian pathways not within the road reserve, including associated culverts and bridges.
Stormwater management	Quantity	• Natural waterways; • Overland flow paths/channels (natural and constructed); and • Piped drainage (including pipes, culverts, manholes, inlets and outlets) – generally up to 1200mm.
	Quality	• Stormwater Quality Infrastructure Devices (SQIDs) • Gross Pollutant Traps (GPTs); • Wetlands; • Riparian corridors; • Bio-retention facilities; and • Bank stabilisation, erosion protection and revegetation.
Public parks and community land	Public parks	• Land, works and facilities/embellishments for local, district and City–wide parks.
	Other community facilities	• Land and basic works associated with the clearing of land and connection to services only.

7.6.3 Plans for Trunk Infrastructure

Plans identifying the existing trunk infrastructure until 2016 for each infrastructure network are shown on the following maps:

Please note that these plans illustrate all known components of Mount Isa City Council's infrastructure networks recorded digitally as at September 2009. At this time, the full extent and exact physical location of all Council's trunk infrastructure is currently subject to detailed investigation pending final confirmation.

Map Series 1 – Mount Isa and Camooweal PIA
1 Priority Infrastructure Area for Mount Isa and Camooweal
1A Mount Isa Priority Infrastructure Area
1B Mount Isa Priority Infrastructure Area
1C Mount Isa Priority Infrastructure Area
1D Mount Isa Priority Infrastructure Area
1E Mount Isa Priority Infrastructure Area
1F Mount Isa Priority Infrastructure Area
1G Camooweal Priorty Infrastructure Area

Map Series 2 - Priority Infrastructure Area
2A Mount Isa Priority Infrastructure Area and Planning Scheme Zoning
2B Mount Isa Priority Infrastructure Area and Planning Scheme Zoning
2C Mount Isa Priority Infrastructure Area and Planning Scheme Zoning
2D Mount Isa Priority Infrastructure Area and Planning Scheme Zoning
2E Mount Isa Priority Infrastructure Area and Planning Scheme Zoning
2F Mount Isa Priority Infrastructure Area and Planning Scheme Zoning
2G Camooweal Priority Infrastructure Area and Planning Scheme Zoning

Map Series 3—Water Supply Network Plans for Trunk Infrastructure
3A Water Supply Network - Plans for Trunk Infrastructure
3B Water Supply Network - Plans for Trunk Infrastructure
3C Water Supply Network - Plans for Trunk Infrastructure
3D Water Supply Network - Plans for Trunk Infrastructure
3E Water Supply Network - Plans for Trunk Infrastructure
3F Water Supply Network - Plans for Trunk Infrastructure
3G Water Supply Network - Plans for Trunk Infrastructure

Map Series 4—Sewerage Network Plans for Trunk Infrastructure
4A Sewerage Network - Plans for Trunk Infrastructure
4B Sewerage Network - Plans for Trunk Infrastructure
4C Sewerage Network - Plans for Trunk Infrastructure
4D Sewerage Network - Plans for Trunk Infrastructure
4E Sewerage Network - Plans for Trunk Infrastructure
4F Sewerage Network - Plans for Trunk Infrastructure
4G Sewerage Network - Plans for Trunk Infrastructure

Map Series 5—Stormwater Network Plans for Trunk Infrastructure
5A Stormwater Network - Plans for Trunk Infrastructure
5B Stormwater Network - Plans for Trunk Infrastructure
5C Stormwater Network - Plans for Trunk Infrastructure
5D Stormwater Network - Plans for Trunk Infrastructure
5E Stormwater Network - Plans for Trunk Infrastructure
5F Stormwater Network - Plans for Trunk Infrastructure
5G Stormwater Network - Plans for Trunk Infrastructure

Map Series 6—Transport Network Plans for Trunk Infrastructure
6A Transport Network - Plans for Trunk Infrastructure
6B Transport Network - Plans for Trunk Infrastructure
6C Transport Network - Plans for Trunk Infrastructure
6D Transport Network - Plans for Trunk Infrastructure
6E Transport Network - Plans for Trunk Infrastructure
6F Transport Network - Plans for Trunk Infrastructure
6G Transport Network - Plans for Trunk Infrastructure

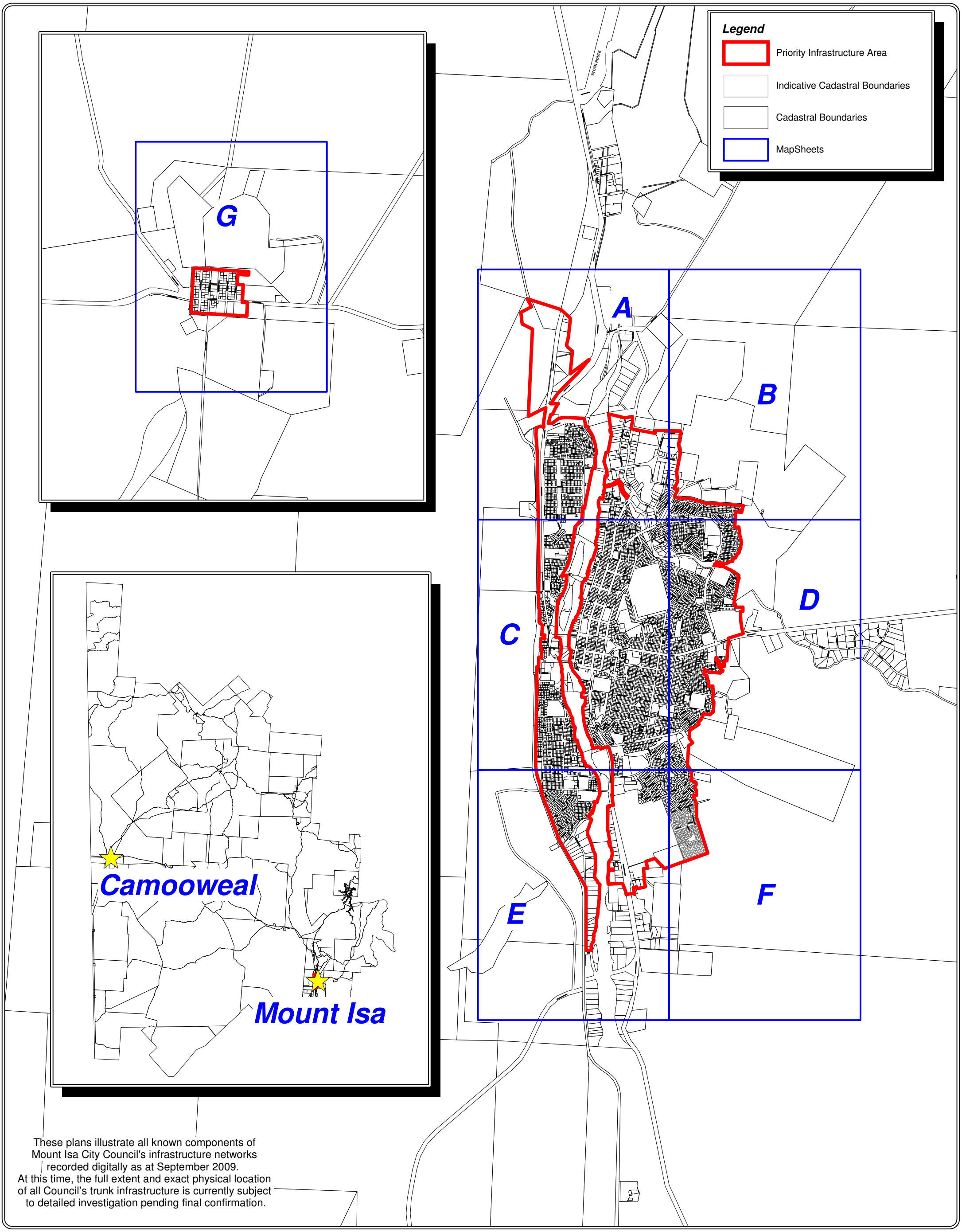
Map Series 7—Public Parks and Community Land Network Plans for Trunk Infrastructure

7A Public Parks and Community Land Network - Plans for Trunk Infrastructure
7B Public Parks and Community Land Network - Plans for Trunk Infrastructure
7C Public Parks and Community Land Network - Plans for Trunk Infrastructure
7D Public Parks and Community Land Network - Plans for Trunk Infrastructure
7E Public Parks and Community Land Network - Plans for Trunk Infrastructure
7F Public Parks and Community Land Network - Plans for Trunk Infrastructure
7G Public Parks and Community Land Network - Plans for Trunk Infrastructure

7.6.4 Trunk Infrastructure Networks not Provided Within the PIA

No planning commitment is made to service all premises within the PIA with all networks of trunk infrastructure. Specific areas identified within each trunk infrastructure network that will not be committed to with future infrastructure provision, are identified as “No Planning Commitment” within the Plans for Trunk infrastructure, and are referenced in accordance with the table below.

Map	Trunk Infrastructure Network	Reference No.
3A	Water Supply Network	3A(i)
3E	Water Supply Network	3E(i)
3F	Water Supply Network	3F(i)
4A	Sewerage Network	4A(i) and 4A(ii)
4B	Sewerage Network	4B(i)
4E	Sewerage Network	4E(i) and 4E(ii)
4F	Sewerage Network	4F(i)
4G	Sewerage Network	4G(i) and 4G(ii)
5A	Stormwater Network	5A(i)
5E	Stormwater Network	5E (i) and 5E(ii)
5F	Stormwater Network	5F(i)
5G	Stormwater Network	5G(i)
6E	Transport Network	6E(i)
6F	Transport Network	6F(i)
6G	Transport Network	6G(i)
7A	Public Parks and Community Land Network	7A(i)
7E	Public Parks and Community Land Network	7E(i) and 7E(ii)
7F	Public Parks and Community Land Network	7F(i)
7G	Public Parks and Community Land Network	7G(i)



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MAPPING

HARRISON GRIERSON

1 - Mount Isa & Camooweal Priority Infrastructure Area

1000 0 1000 2000 3000
Meters

Scale: 1:50,000

N

13/04/2011

A3

Legend

- Priority Infrastructure Area
- Indicative Cadastral Boundaries
- Cadastral Boundaries

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MAPPING

HARRISON GRIERSON

1A - Mount Isa
Priority Infrastructure Area

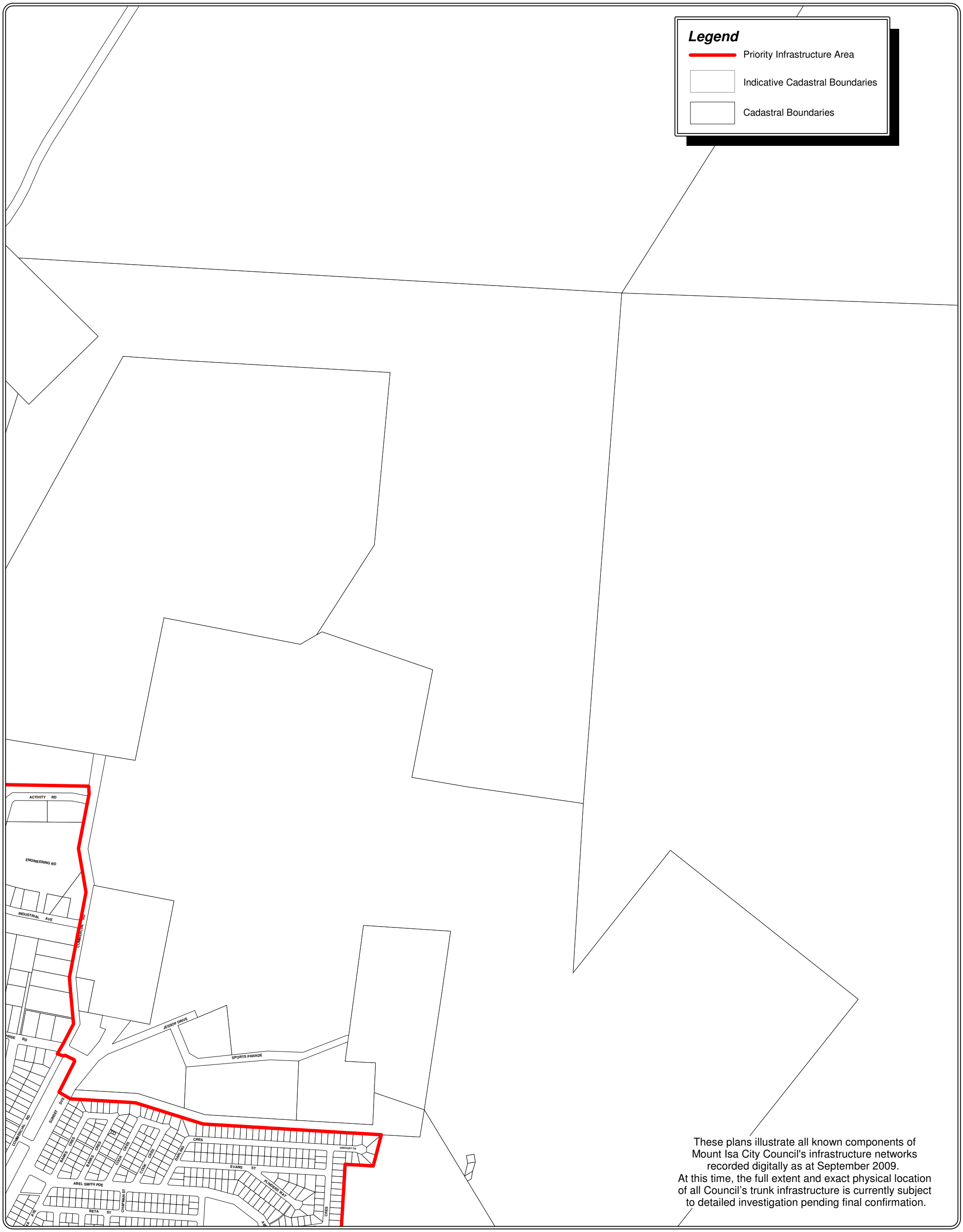
N

200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3



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MAPPING

HARRISON GRIERSON

1B - Mount Isa Priority Infrastructure Area

200 0 200 400 600
Metres

Scale: 1:10,000

N

13/04/2011

A3

Legend

- Priority Infrastructure Area
- Indicative Cadastral Boundaries
- Cadastral Boundaries

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MAPPING

HARRISON GRIERSON

1C - Mount Isa
Priority Infrastructure Area

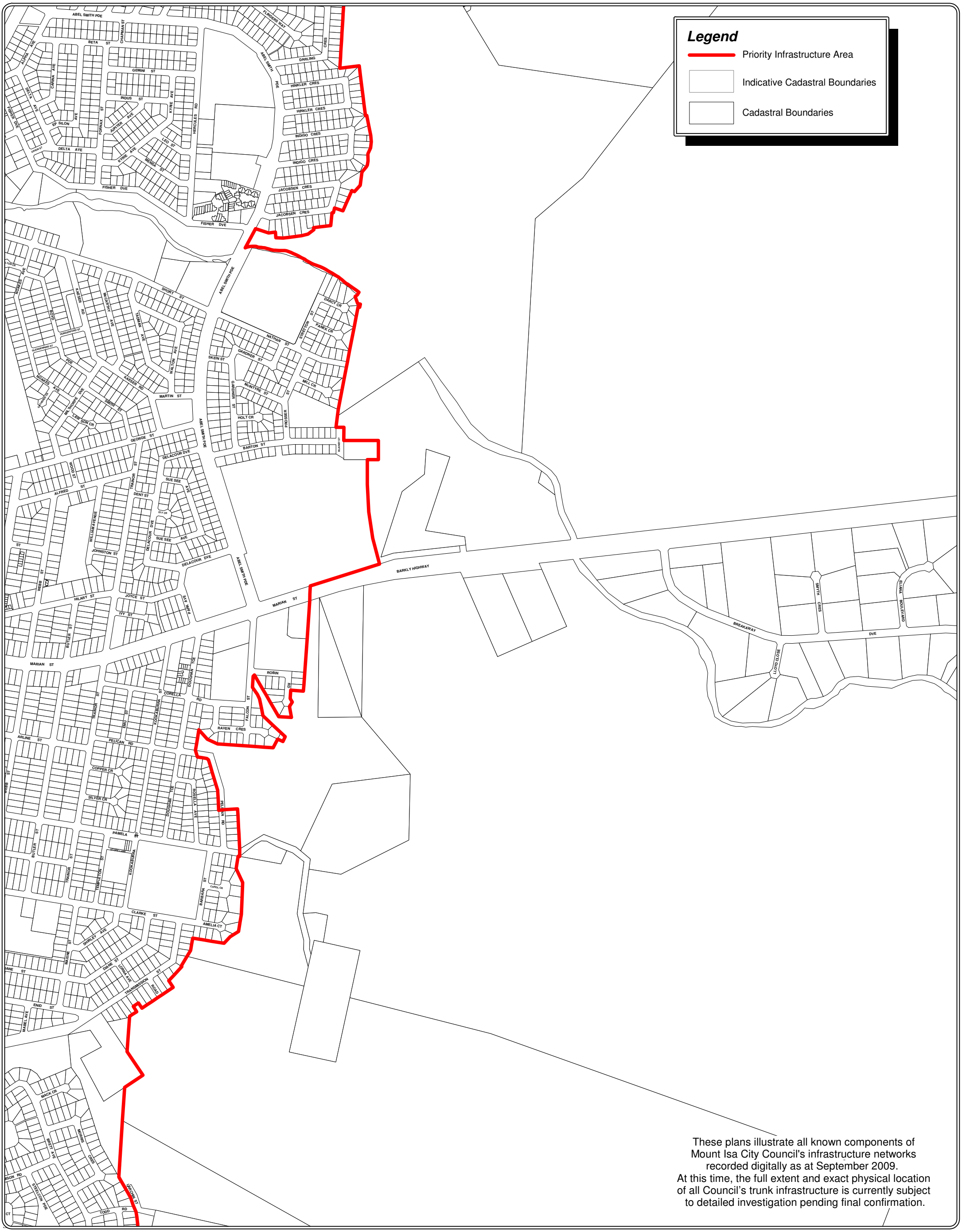
N

200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3



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MOUNT ISA CITY COUNCIL

MAPPING

HARRISON GRIERSON

1D - Mount Isa Priority Infrastructure Area

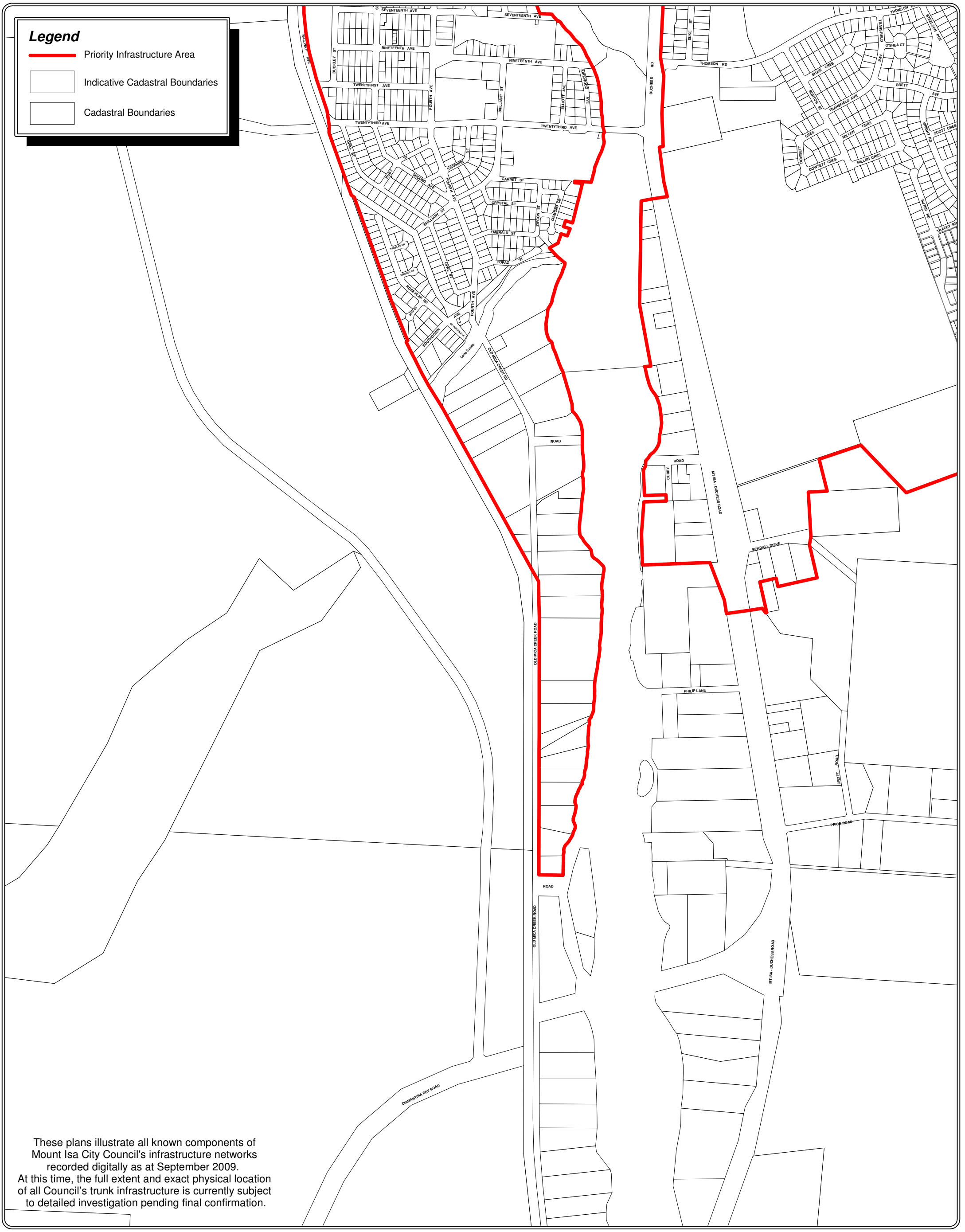
200 0 200 400 600
Metres

Scale: 1:10,000

N

13/04/2011

A3



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MAPPING

HARRISON GRIERSON

1E - Mount Isa
Priority Infrastructure Area

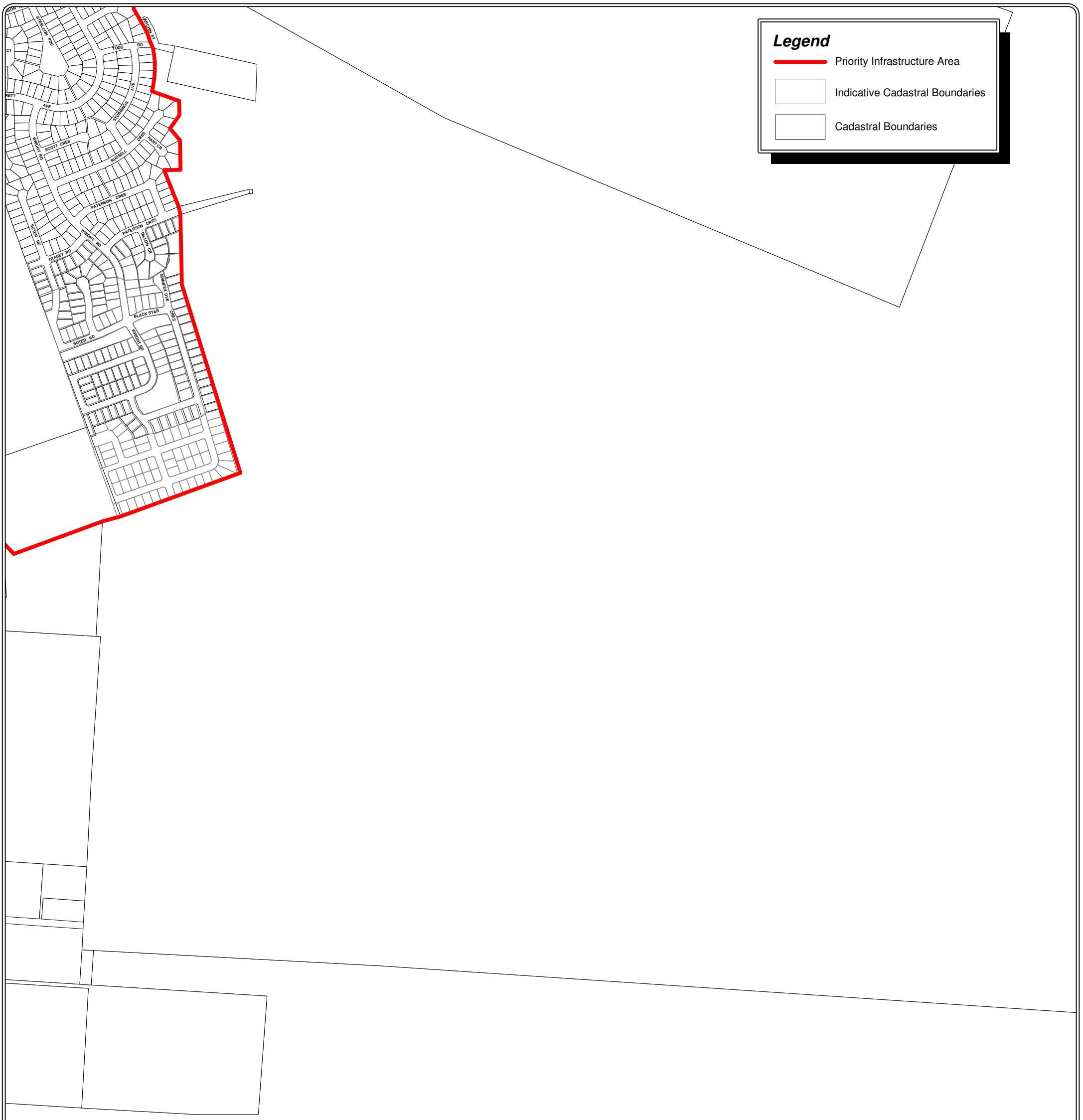
200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

N



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MAPPING
HARRISON GRIERSON

1F - Mount Isa Priority Infrastructure Area

200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

N

Legend

- Priority Infrastructure Area
- Indicative Cadastral Boundaries
- Cadastral Boundaries

WONGA ST
FRANCES ST
BARKLY ST
WOROWNA ST
KENNEDY ST
AUSTRAL ST
NOWRANIE ST
MORRISON ST
CRONIN ST
BEAUMONT ST
HIGHLAND PLAINS RD
BARKLY HIGHWAY
BARKLY HIGHWAY
URANDANGI RD

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MAPPING
HARRISON GRIERSON

1G - Mount Isa Priority Infrastructure Area

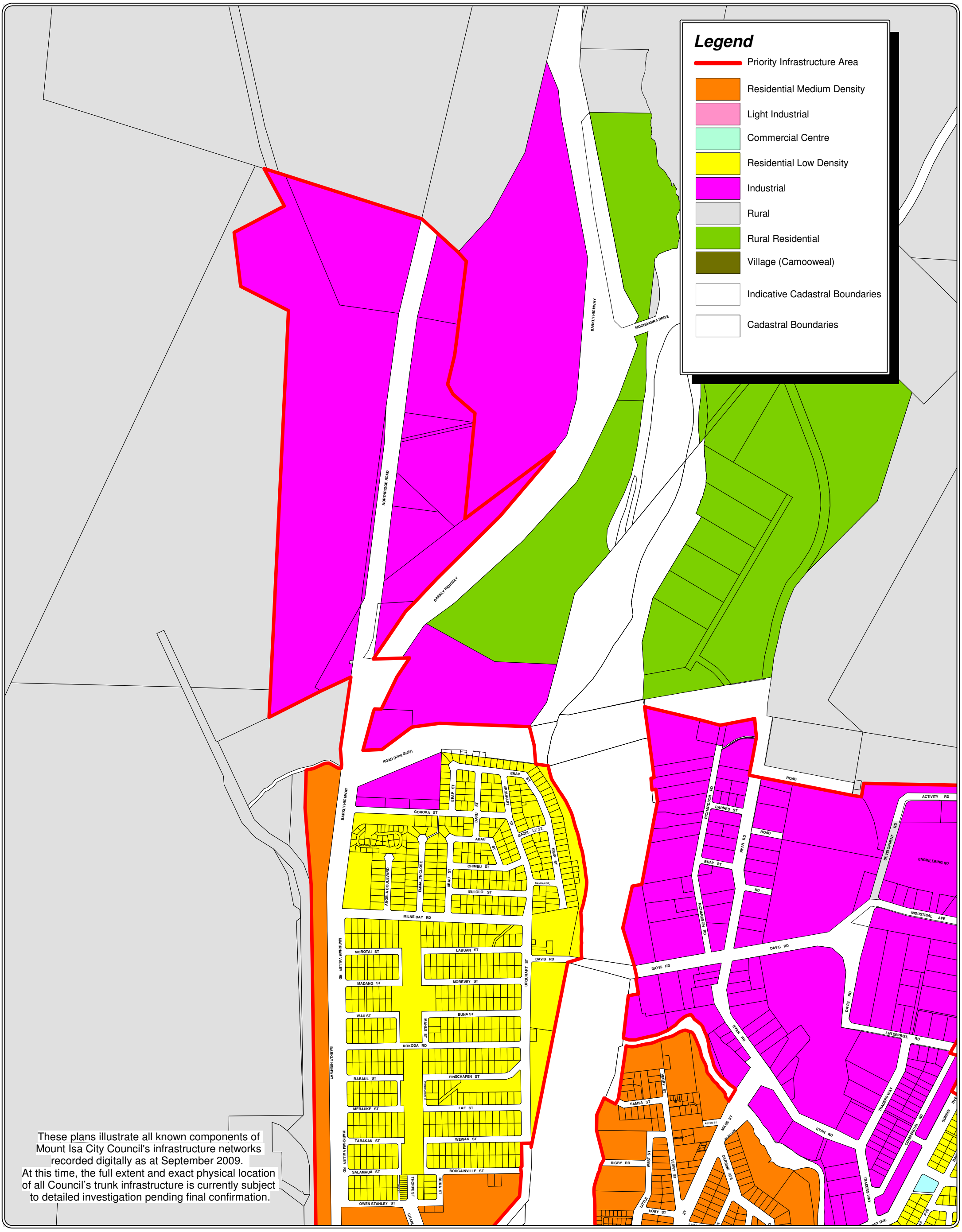
200 0 200 400 600
Metres

Scale: 1:10,000

N

13/04/2011

A3



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MAPPING

HARRISON GRIERSON

2A - Mount Isa Priority Infrastructure Area and Planning Scheme Zoning

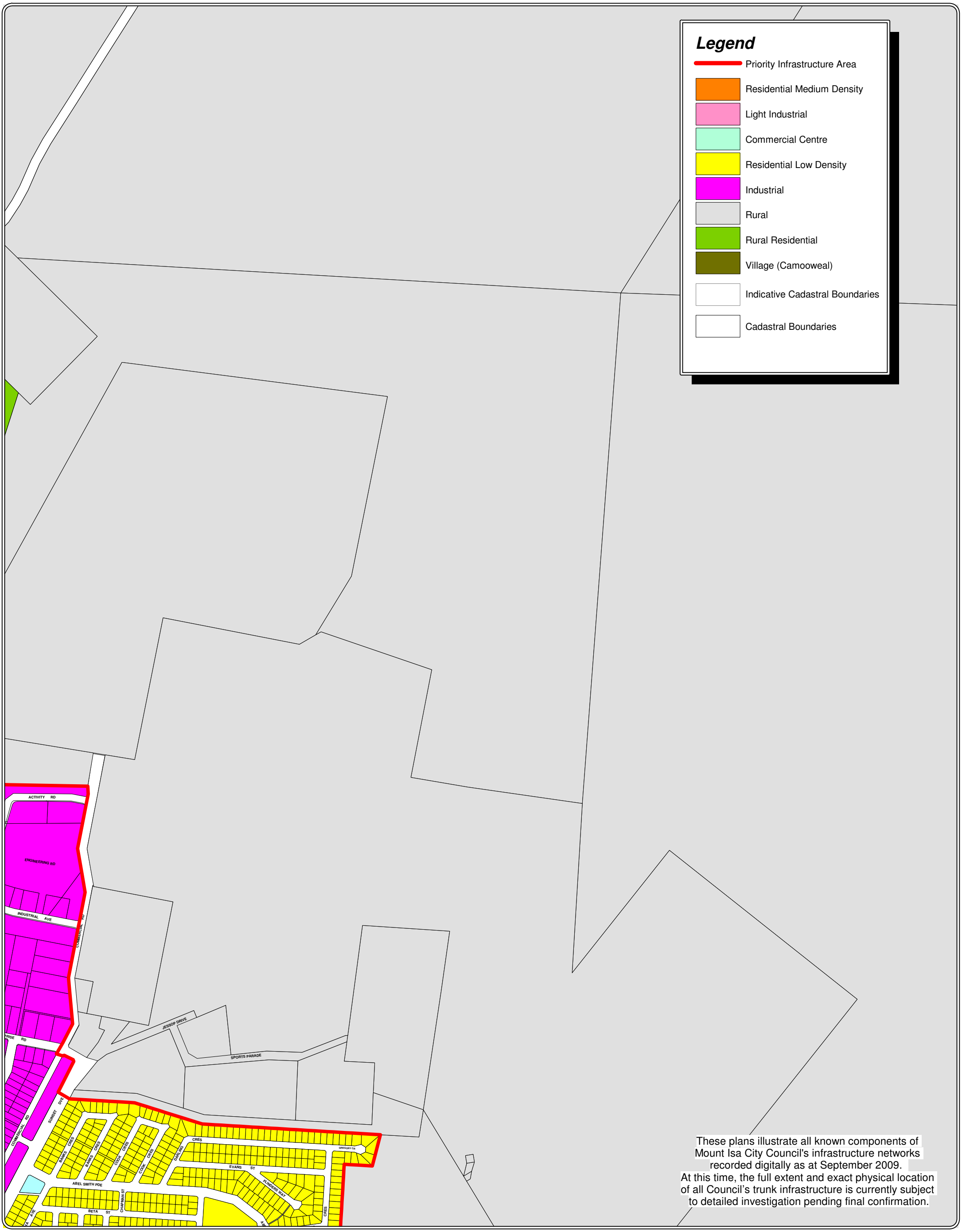
N

200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3



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2B - Mount Isa Priority Infrastructure Area and Planning Scheme Zoning

200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

N

Legend

- Priority Infrastructure Area
- Residential Medium Density
- Light Industrial
- Commercial Centre
- Residential Low Density
- Industrial
- Rural
- Rural Residential
- Village (Camooweal)
- Indicative Cadastral Boundaries
- Cadastral Boundaries

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MAPPING

HARRISON GRIERSON

2C - Mount Isa Priority Infrastructure Area and Planning Scheme Zoning

N

200 0 200 400 600

Metres

Scale: 1:10,000

13/04/2011

A3

Legend

- Priority Infrastructure Area
- Residential Medium Density
- Light Industrial
- Commercial Centre
- Residential Low Density
- Industrial
- Rural
- Rural Residential
- Village (Camooweal)
- Indicative Cadastral Boundaries
- Cadastral Boundaries

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MAPPING
HARRISON GRIERSON

2D - Mount Isa Priority Infrastructure Area and Planning Scheme Zoning

200 0 200 400 600
Metres

Scale: 1:10,000

N

13/04/2011

A3

Legend

- Priority Infrastructure Area
- Residential Medium Density
- Light Industrial
- Commercial Centre
- Residential Low Density
- Industrial
- Rural
- Rural Residential
- Village (Camooweal)
- Indicative Cadastral Boundaries
- Cadastral Boundaries

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MAPPING
HARRISON GRIERSON

2E - Mount Isa Priority Infrastructure Area and Planning Scheme Zoning

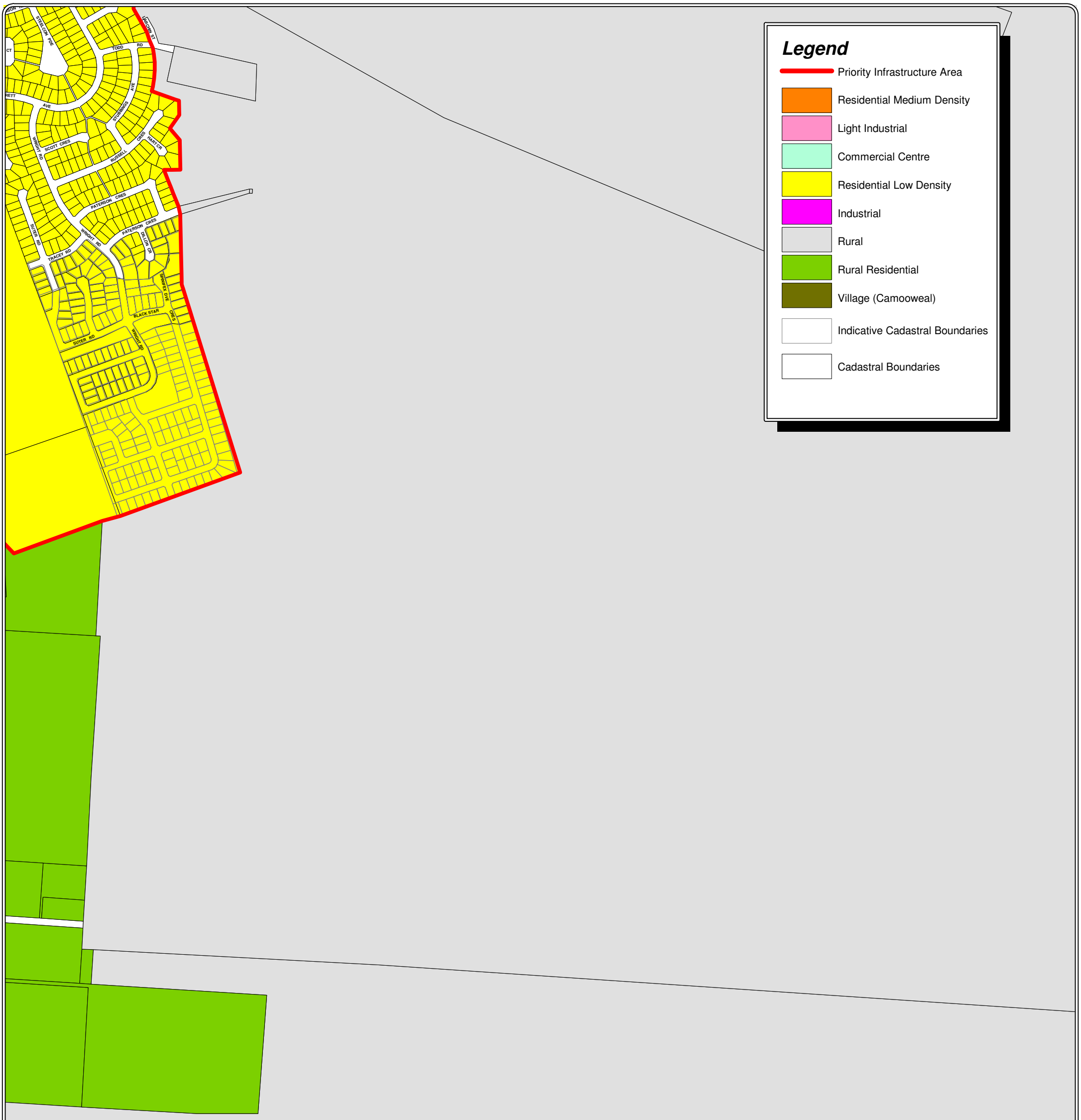
200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

N



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MAPPING

HARRISON GRIERSON

2F - Mount Isa Priority Infrastructure Area and Planning Scheme Zoning

200 0 200 400 600
Metres

Scale: 1:10,000

N

13/04/2011

A3

Legend

- Priority Infrastructure Area
- Residential Medium Density
- Light Industrial
- Commercial Centre
- Residential Low Density
- Industrial
- Rural
- Rural Residential
- Village (Camooweal)
- Indicative Cadastral Boundaries
- Cadastral Boundaries

WONGA ST
FRANCES ST
BARKLY ST
WOROWNA ST
KENNEDY ST
AUSTRAL ST
NOWRANIE ST
MORRISON ST
CRONIN ST
BEAUMONT ST
HIGHLAND PLAINS RD
BARKLY HIGHWAY
BARKLY HIGHWAY
URANDANGI RD

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MAPPING
HARRISON GRIERSON

2G - Mount Isa Priority Infrastructure Area and Planning Scheme Zoning

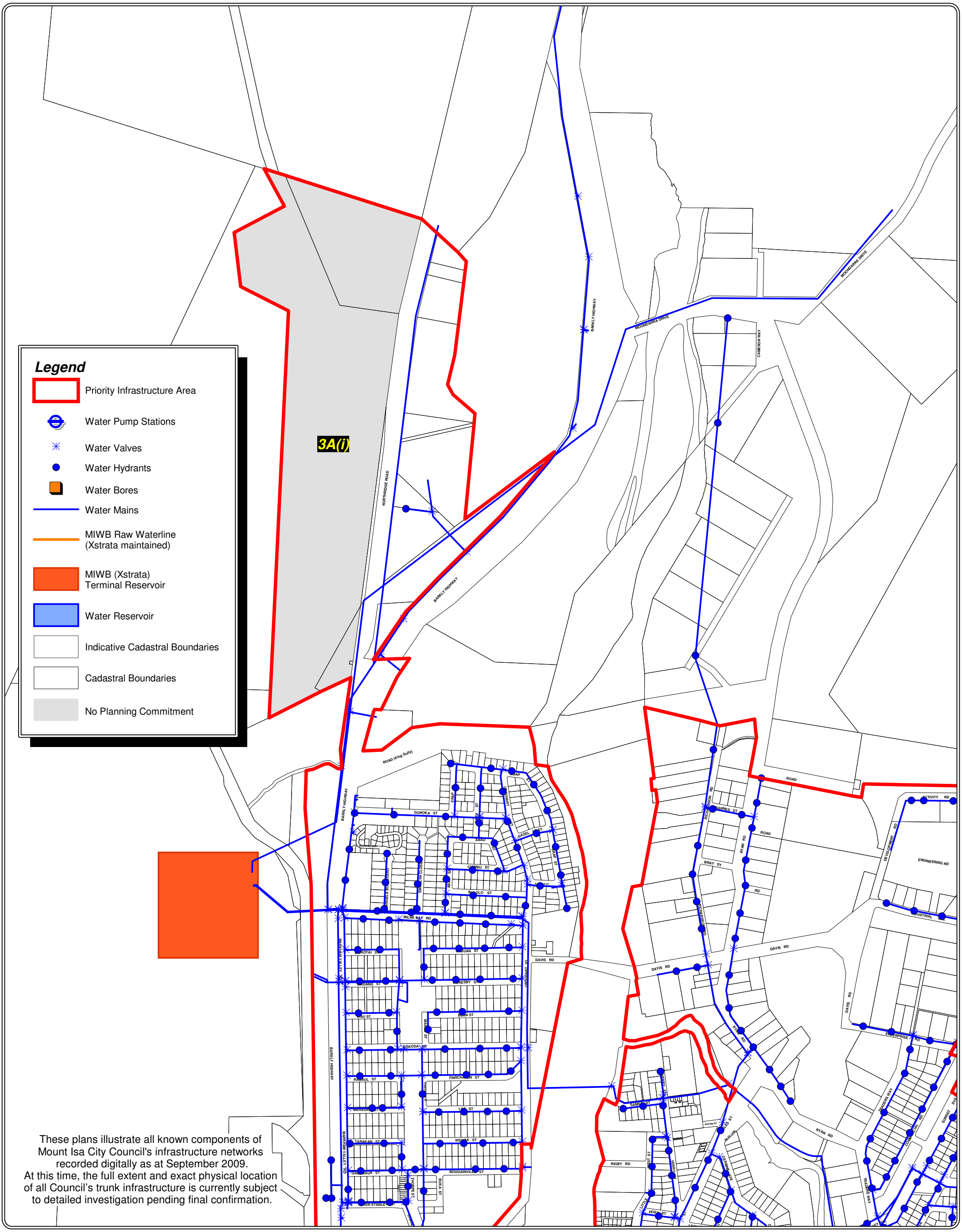
N

200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3



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MAPPING

HARRISON GRIERSON

3A - Water supply network Plans for Trunk Infrastructure

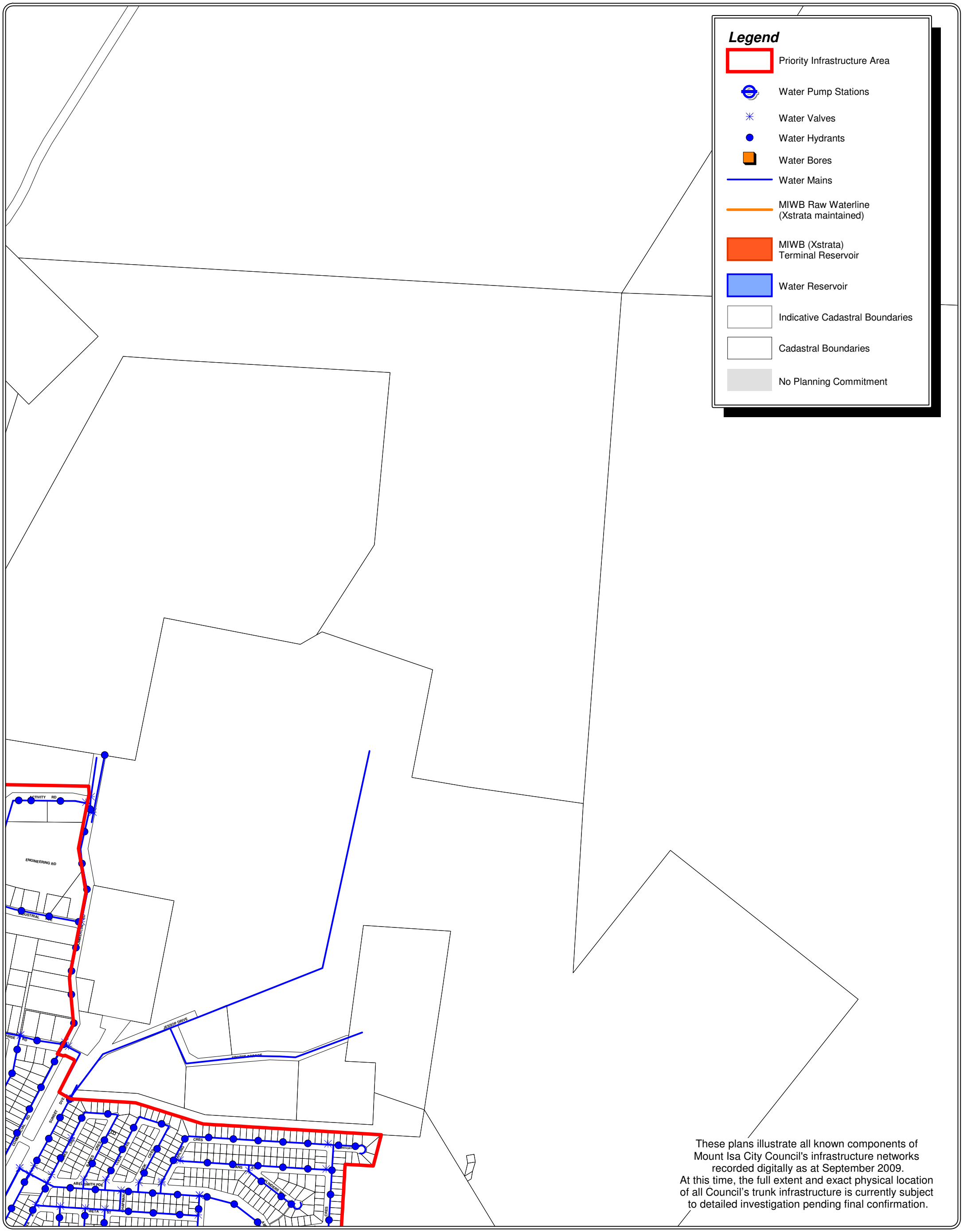
200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

N



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MOUNT ISA CITY COUNCIL

MAPPING

HARRISON GRIERSON

3B - Water supply network Plans for Trunk Infrastructure

200 0 200 400 600
Metres

Scale: 1:10,000

N

13/04/2011

A3

Legend

- Priority Infrastructure Area
- Water Pump Stations
- Water Valves
- Water Hydrants
- Water Bores
- Water Mains
- MIWB Raw Waterline (Xstrata maintained)
- MIWB (Xstrata) Terminal Reservoir
- Water Reservoir
- Indicative Cadastral Boundaries
- Cadastral Boundaries
- No Planning Commitment

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MAPPING

HARRISON GRIERSON

3C - Water supply network Plans for Trunk Infrastructure

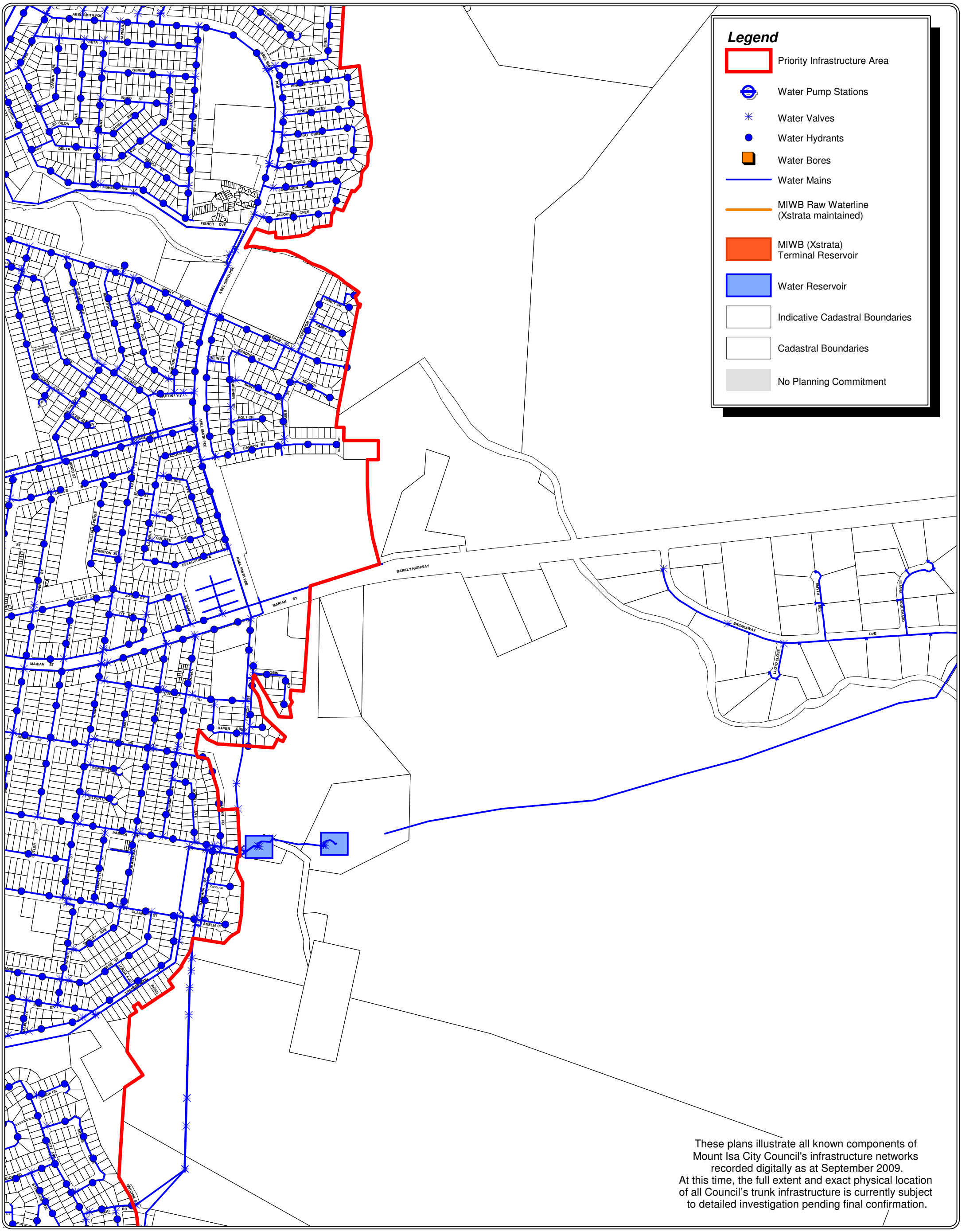
N

200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3



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MAPPING

HARRISON GRIERSON

3D - Water supply network Plans for Trunk Infrastructure

200 0 200 400 600
Metres

Scale: 1:10,000

N

13/04/2011

A3

Legend

- Priority Infrastructure Area
- Water Pump Stations
- Water Valves
- Water Hydrants
- Water Bores
- Water Mains
- MIWB Raw Waterline (Xstrata maintained)
- MIWB (Xstrata) Terminal Reservoir
- Water Reservoir
- Indicative Cadastral Boundaries
- Cadastral Boundaries
- No Planning Commitment

3E(i)

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MAPPING
HARRISON GRIERSON

3E - Water supply network Plans for Trunk Infrastructure

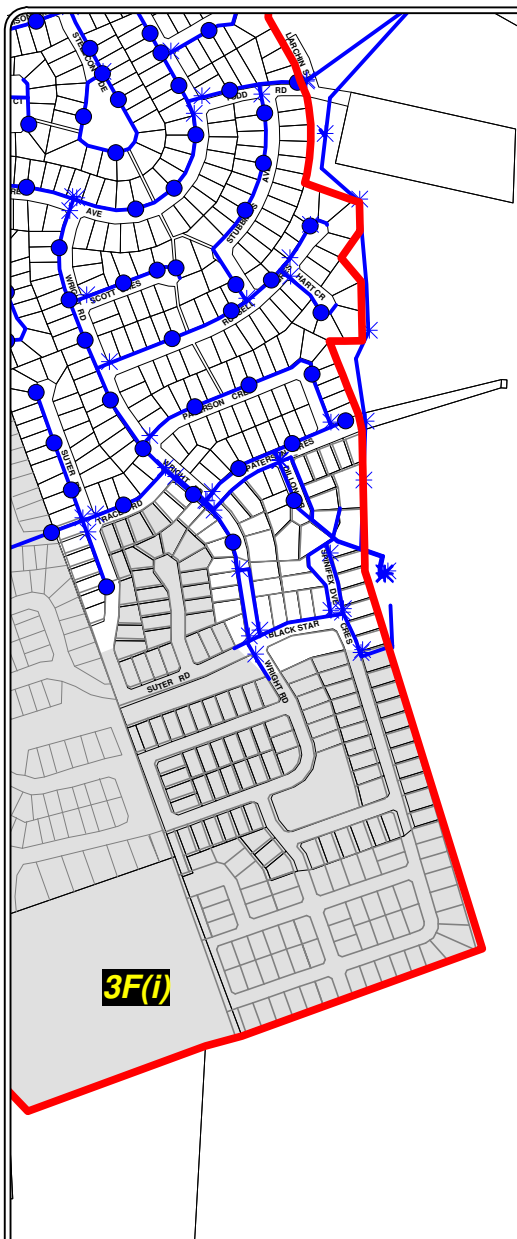
200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

N



Legend

- Priority Infrastructure Area
- Water Pump Stations
- Water Valves
- Water Hydrants
- Water Bores
- Water Mains
- MIWB Raw Waterline (Xstrata maintained)
- MIWB (Xstrata) Terminal Reservoir
- Water Reservoir
- Indicative Cadastral Boundaries
- Cadastral Boundaries
- No Planning Commitment

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3F - Water supply network Plans for Trunk Infrastructure

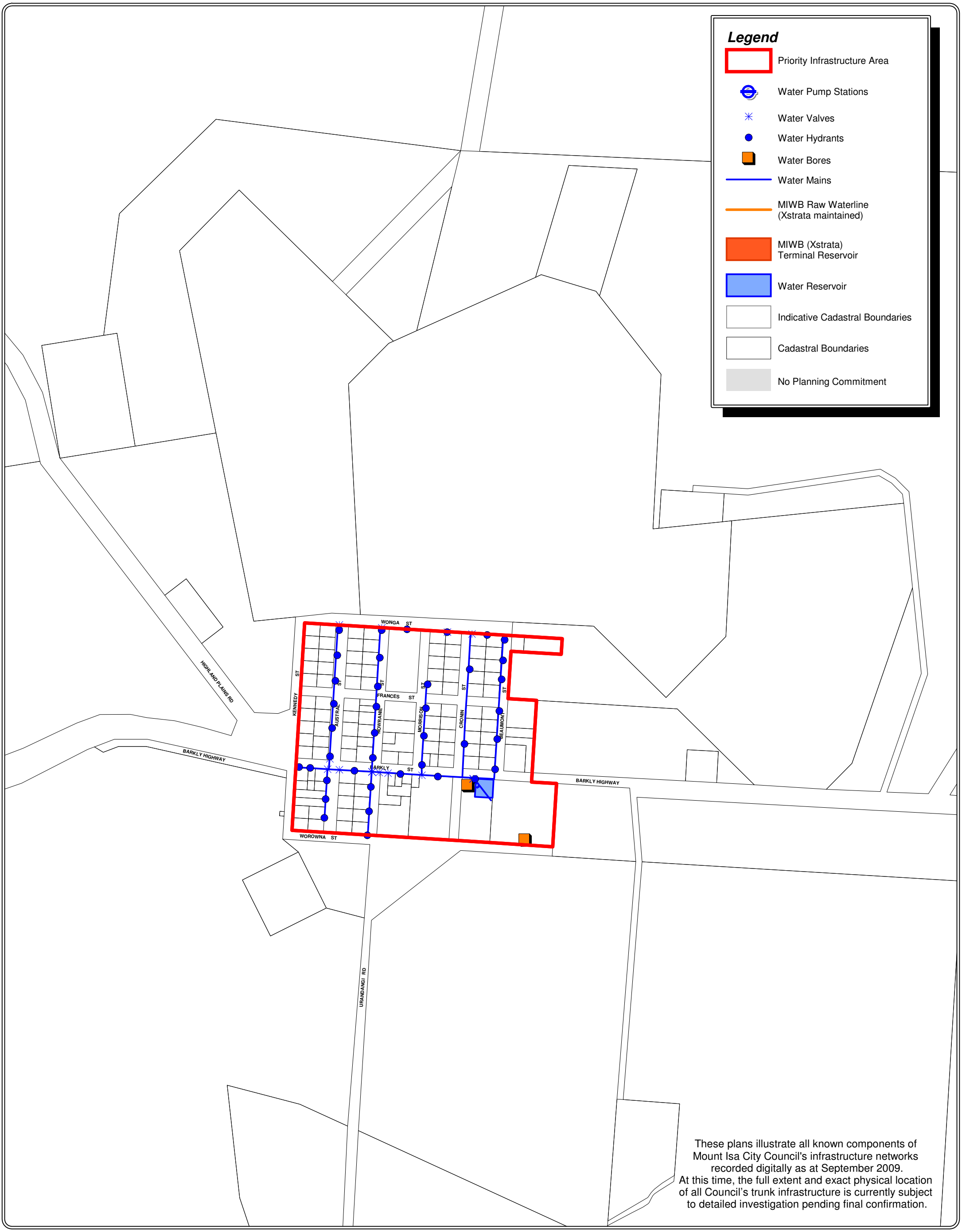
200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

N



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MAPPING

HARRISON GRIERSON

3G - Water supply network Plans for Trunk Infrastructure

N

200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

Legend

- Priority Infrastructure Area
- Sewer Pump Station
- Sewer Manholes
- Mount Isa City Council Treatment Plant
- Sewer Gravity Main
- Sewer Rising Main
- Indicative Cadastral Boundaries
- Cadastral Boundaries
- No Planning Commitment

4A(i)

4A(ii)

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MAPPING

HARRISON GRIERSON

4A - Sewerage Network Plans for Trunk Infrastructure

N

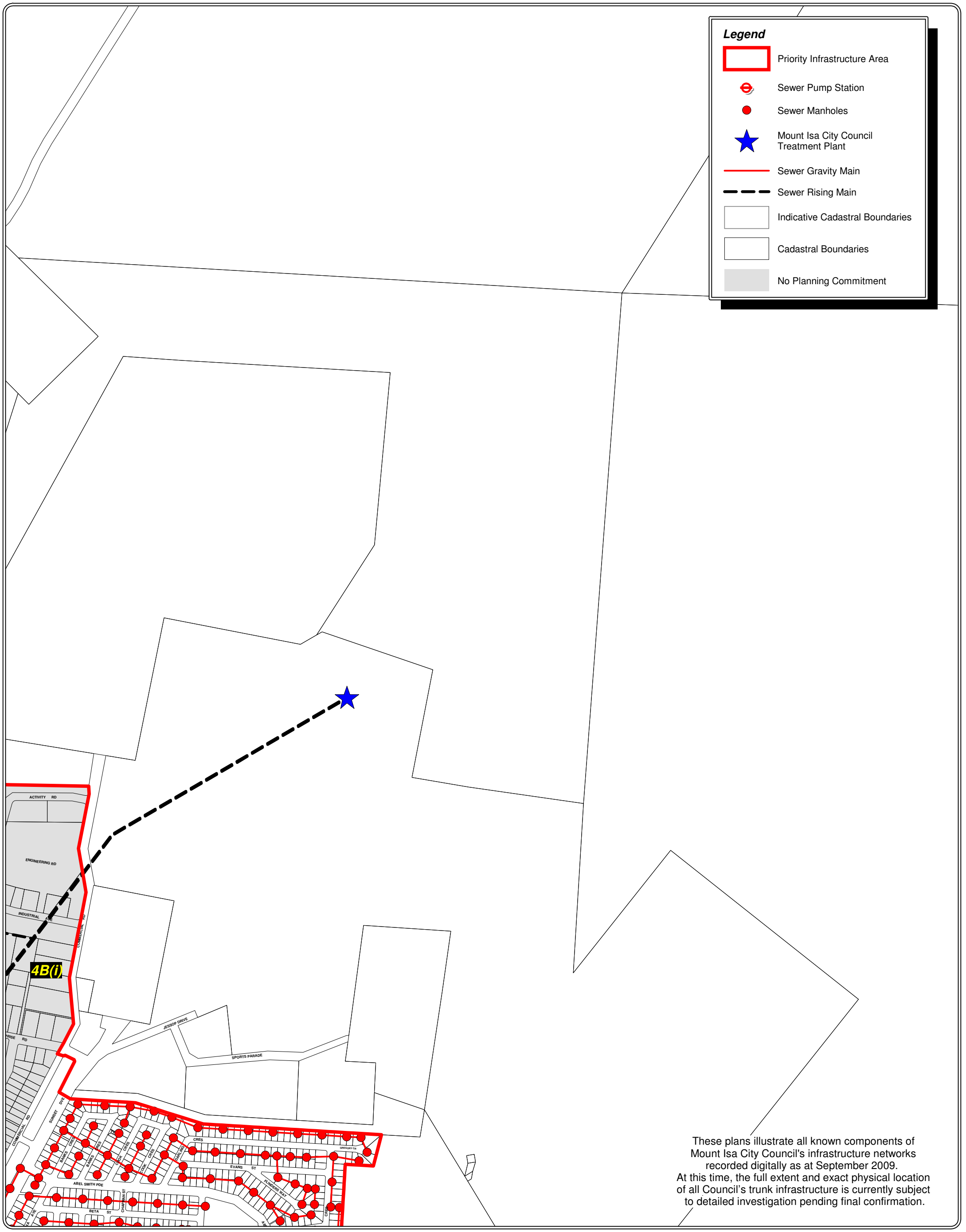
200 0 200 400 600

Meters

Scale: 1:10,000

13/04/2011

A3



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MAPPING

HARRISON GRIERSON

4B - Sewerage Network Plans for Trunk Infrastructure

N 1

200 0 200 400 600
Meters

Scale: 1:10,000

13/04/2011

A3

4C(i)

Legend

- Priority Infrastructure Area
- Sewer Pump Station
- Sewer Manholes
- Mount Isa City Council Treatment Plant
- Sewer Gravity Main
- Sewer Rising Main
- Indicative Cadastral Boundaries
- Cadastral Boundaries
- No Planning Commitment

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MAPPING

HARRISON GRIERSON

4C - Sewerage Network Plans for Trunk Infrastructure

N

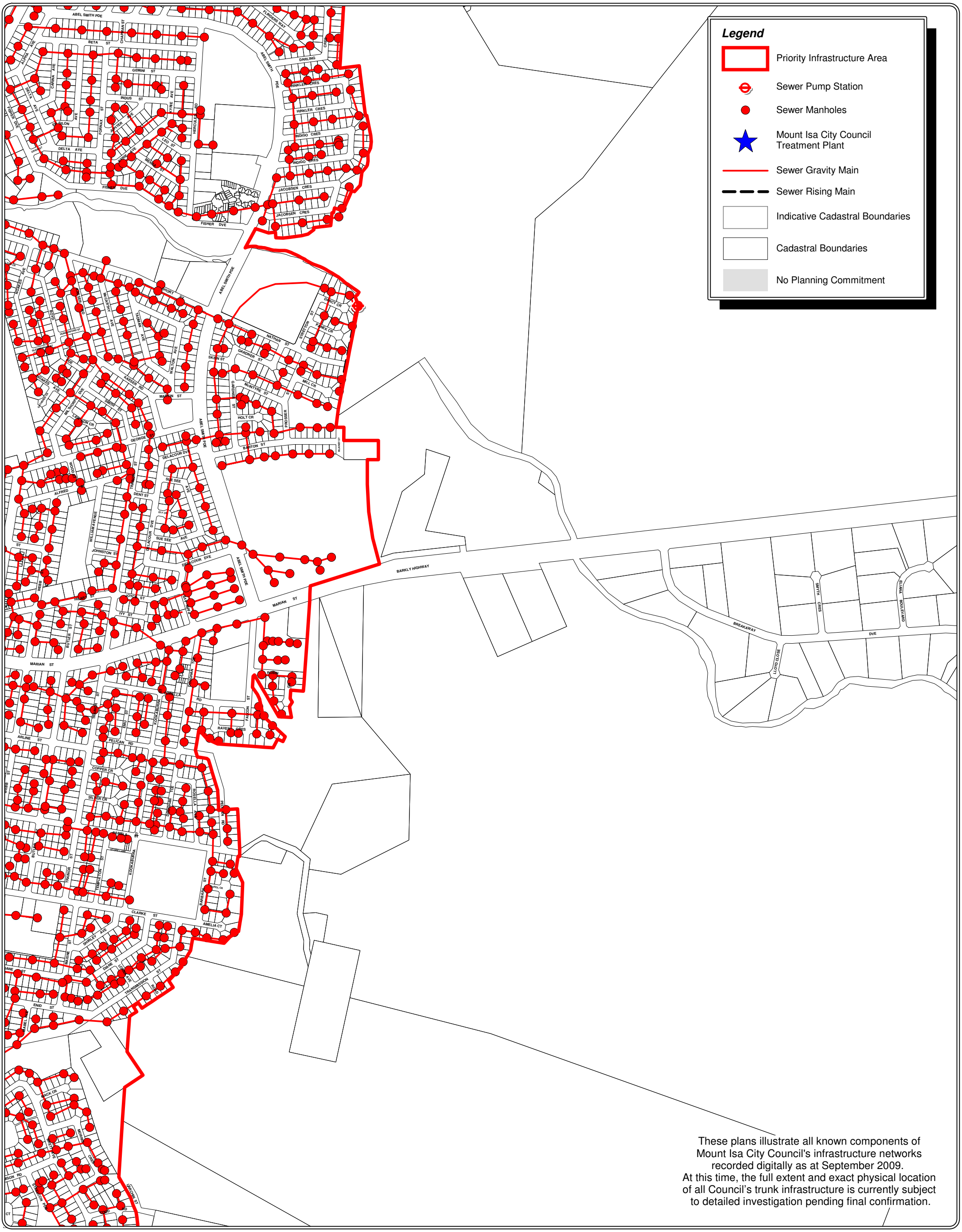
200 0 200 400 600

Meters

Scale: 1:10,000

13/04/2011

A3



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F (07) 4747-3209

MAPPING
HARRISON GRIERSON

4D - Sewerage Network Plans for Trunk Infrastructure

N

200 0 200 400 600
Meters

Scale: 1:10,000

13/04/2011

A3

Legend

- Priority Infrastructure Area
- Sewer Pump Station
- Sewer Manholes
- Mount Isa City Council Treatment Plant
- Sewer Gravity Main
- Sewer Rising Main
- Indicative Cadastral Boundaries
- Cadastral Boundaries
- No Planning Commitment

4E(ii)

4E(i)

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MAPPING

HARRISON GRIERSON

4E - Sewerage Network Plans for Trunk Infrastructure

N

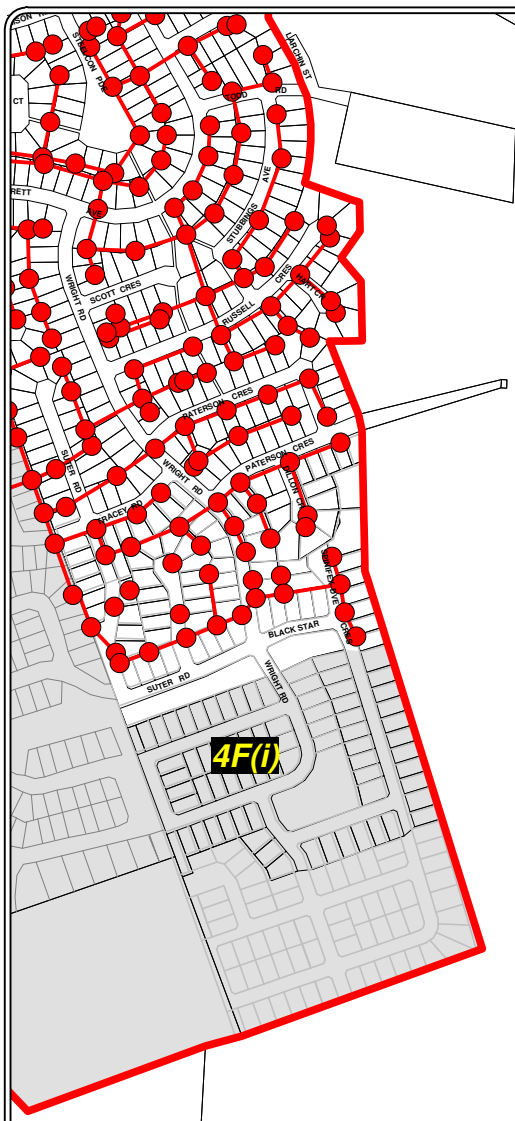
200 0 200 400 600

Meters

Scale: 1:10,000

13/04/2011

A3



Legend

- Priority Infrastructure Area
- Sewer Pump Station
- Sewer Manholes
- Mount Isa City Council Treatment Plant
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MAPPING
HARRISON GRIERSON

4F - Sewerage Network Plans for Trunk Infrastructure

N 1

200 0 200 400 600
Meters

Scale: 1:10,000

13/04/2011

A3

Legend

- Priority Infrastructure Area
- Sewer Pump Station
- Sewer Manholes
- Mount Isa City Council Treatment Plant
- Sewer Gravity Main
- Sewer Rising Main
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- No Planning Commitment

WONGA ST
KENNEDY ST
AUSTRAL ST
FRANCES ST
NOWRANIE ST
MORRISON ST
CRONIN ST
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BARKLY ST
WOROWNA ST
HIGHLAND PLAINS RD
BARKLY HIGHWAY
URANDANGI RD

4G(i)
4G(ii)

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MAPPING
HARRISON GRIERSON

4G - Sewerage Network Plans for Trunk Infrastructure

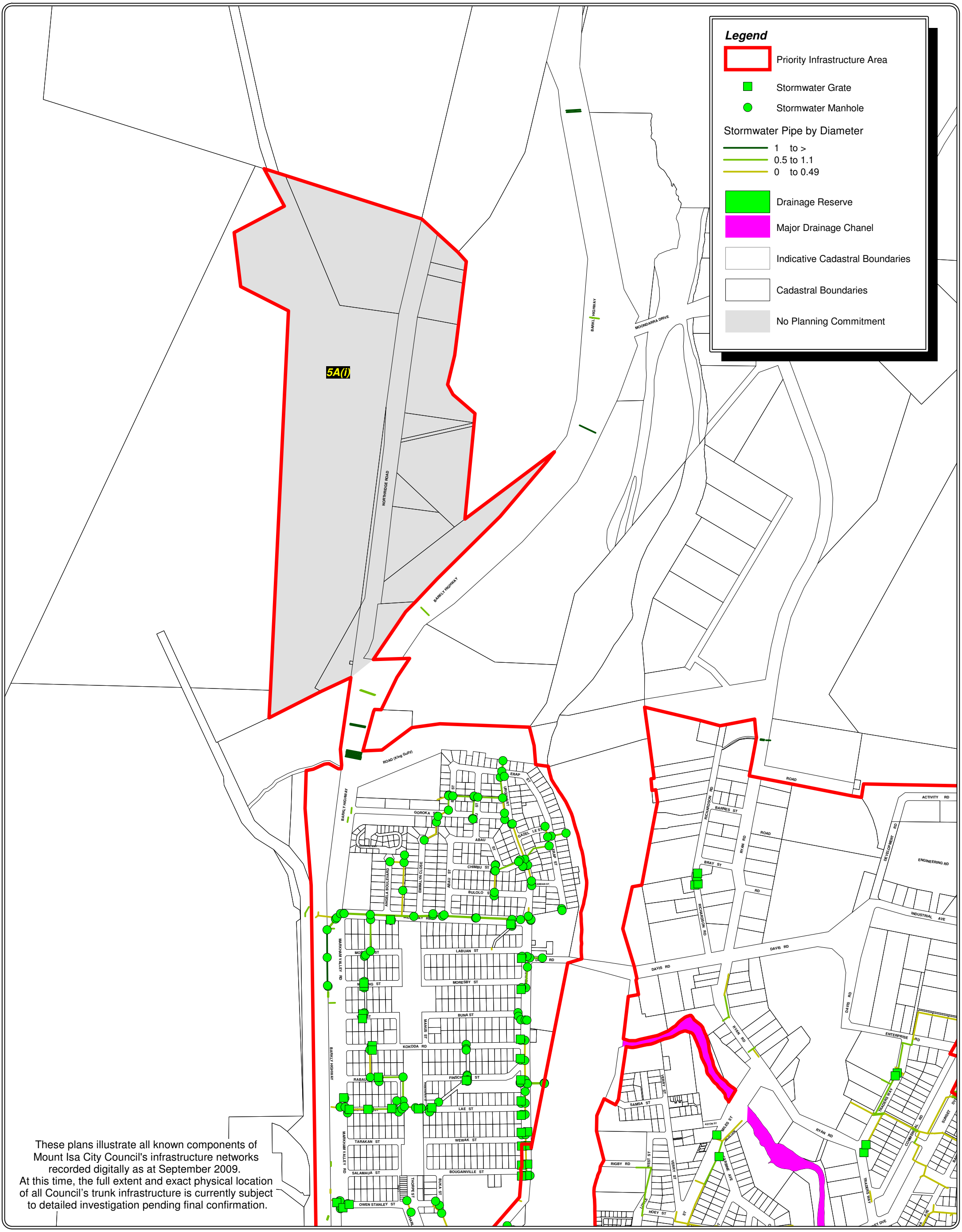
200 0 200 400 600
Meters

Scale: 1:10,000

N 1

13/04/2011

A3



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MAPPING

HARRISON GRIERSON

5A - Stormwater Network Plans for Trunk Infrastructure

200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

N

Legend

- Priority Infrastructure Area
- Stormwater Grate
- Stormwater Manhole

Stormwater Pipe by Diameter

- 1 to >
- 0.5 to 1.1
- 0 to 0.49

- Drainage Reserve
- Major Drainage Chanel
- Indicative Cadastral Boundaries
- Cadastral Boundaries
- No Planning Commitment

ACTIVITY RD
ENGINEERING RD
INDUSTRIAL AVE
COMMERCIAL RD
JESSOP DRIVE
SPORTS PARADE
SUNSET DR
RAMOS CRES
COOK CRES
DARLING CRES
GREGORY Cs
EVANS ST
ABEL SMITH PDE
CHAPMAN ST
FLINDERS WAY
BETA ST

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MOUNT ISA CITY COUNCIL

MAPPING

HARRISON GRIERSON

5B - Stormwater Network Plans for Trunk Infrastructure

200 0 200 400 600
Metres

Scale: 1:10,000

N

13/04/2011

A3

Legend

- Priority Infrastructure Area
- Stormwater Grate
- Stormwater Manhole

Stormwater Pipe by Diameter

- 1 to >
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MAPPING

HARRISON GRIERSON

5C - Stormwater Network Plans for Trunk Infrastructure

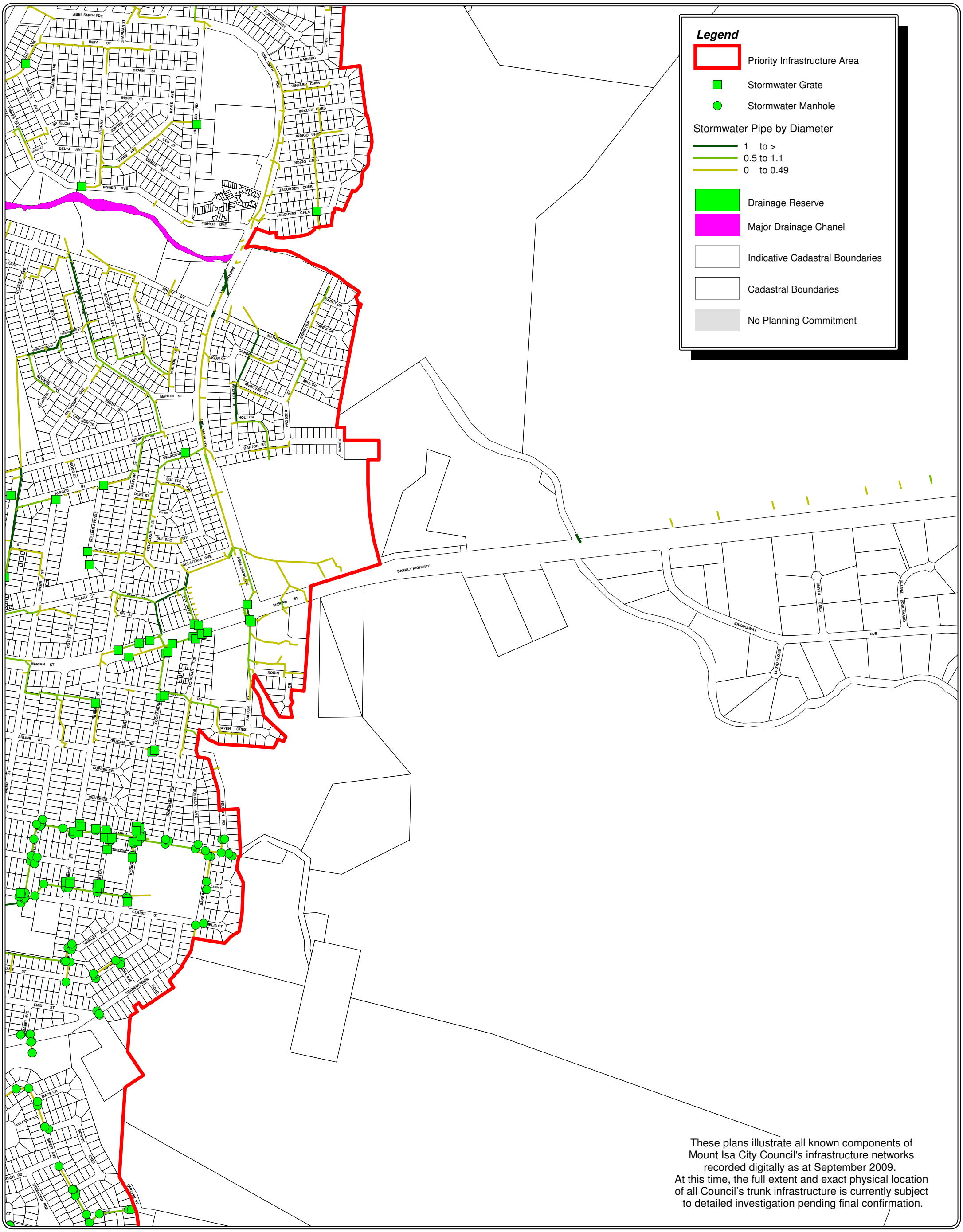
200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

N



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MAPPING

HARRISON GRIERSON

5D - Stormwater Network Plans for Trunk Infrastructure

200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

N

Legend

- Priority Infrastructure Area
- Stormwater Grate
- Stormwater Manhole

Stormwater Pipe by Diameter

- 1 to >
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- 0 to 0.49

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5E(i)

5E(ii)

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MAPPING

HARRISON GRIERSON

5E - Stormwater Network Plans for Trunk Infrastructure

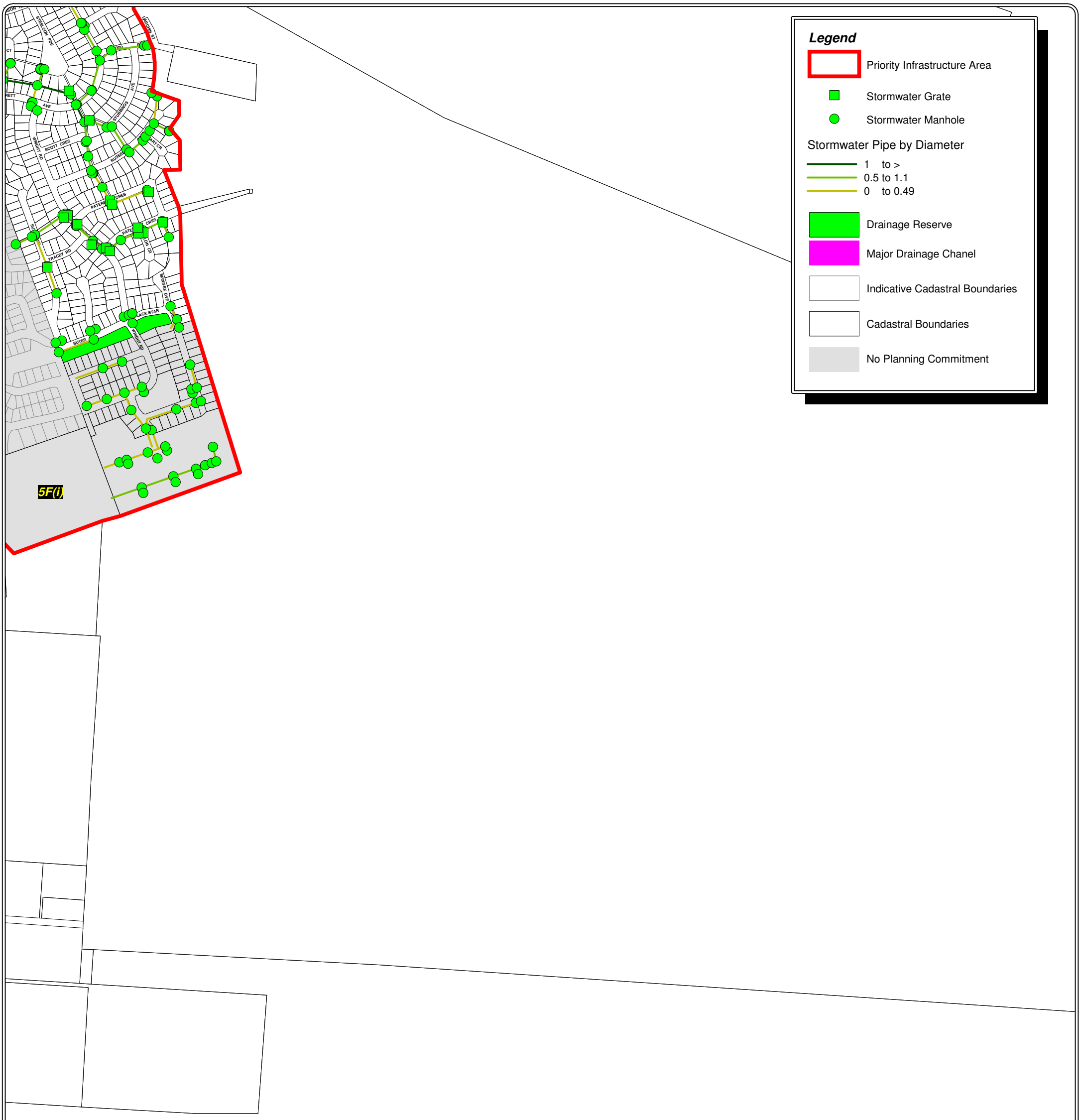
200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

N



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MAPPING

HARRISON GRIERSON

5F - Stormwater Network Plans for Trunk Infrastructure

200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

N

Legend

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5G(i)

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MAPPING
HARRISON GRIERSON

5G - Stormwater Network Plans for Trunk Infrastructure

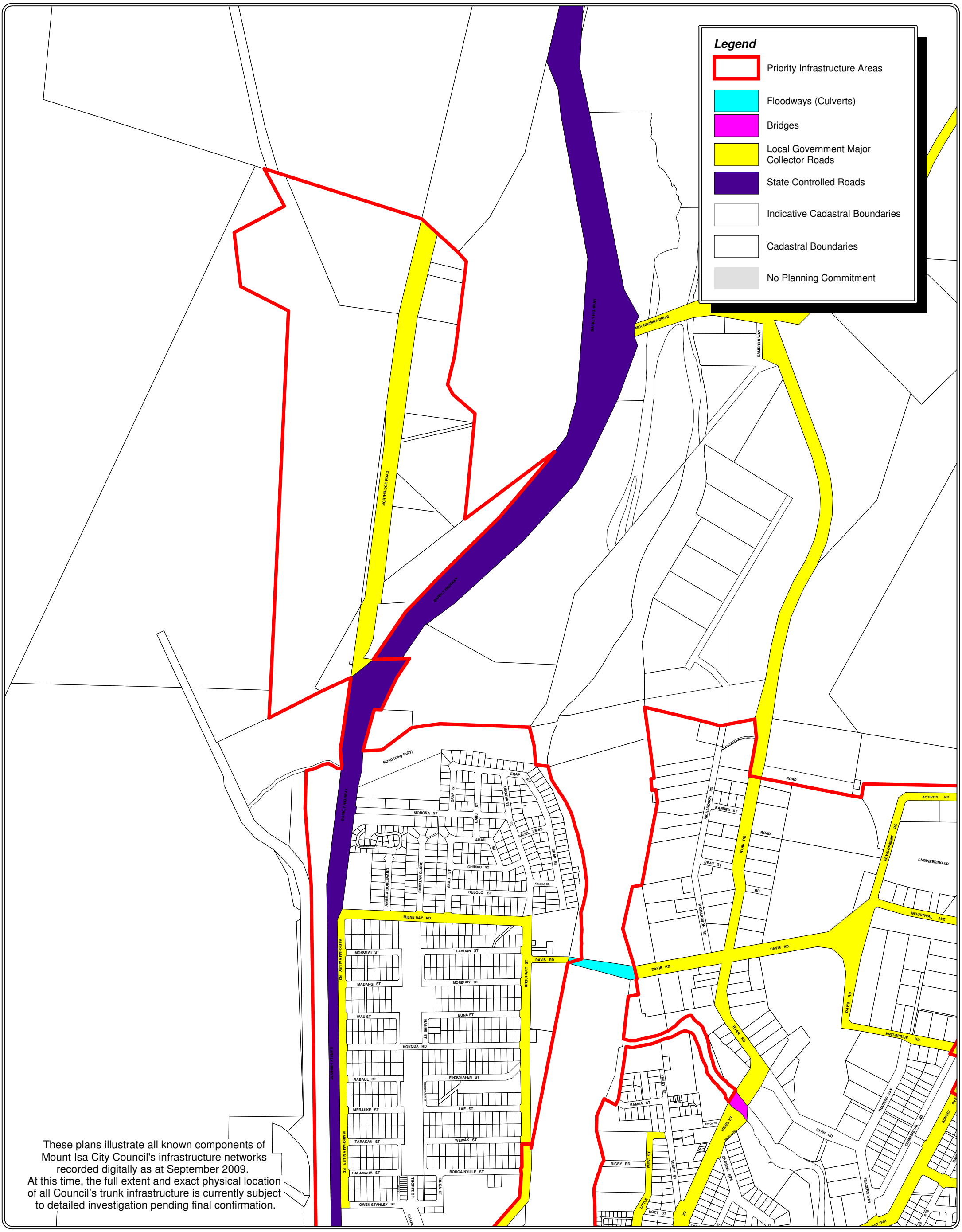
200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

N



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MAPPING

HARRISON GRIERSON

6A - Transport Network Plans for Trunk Infrastructure

N

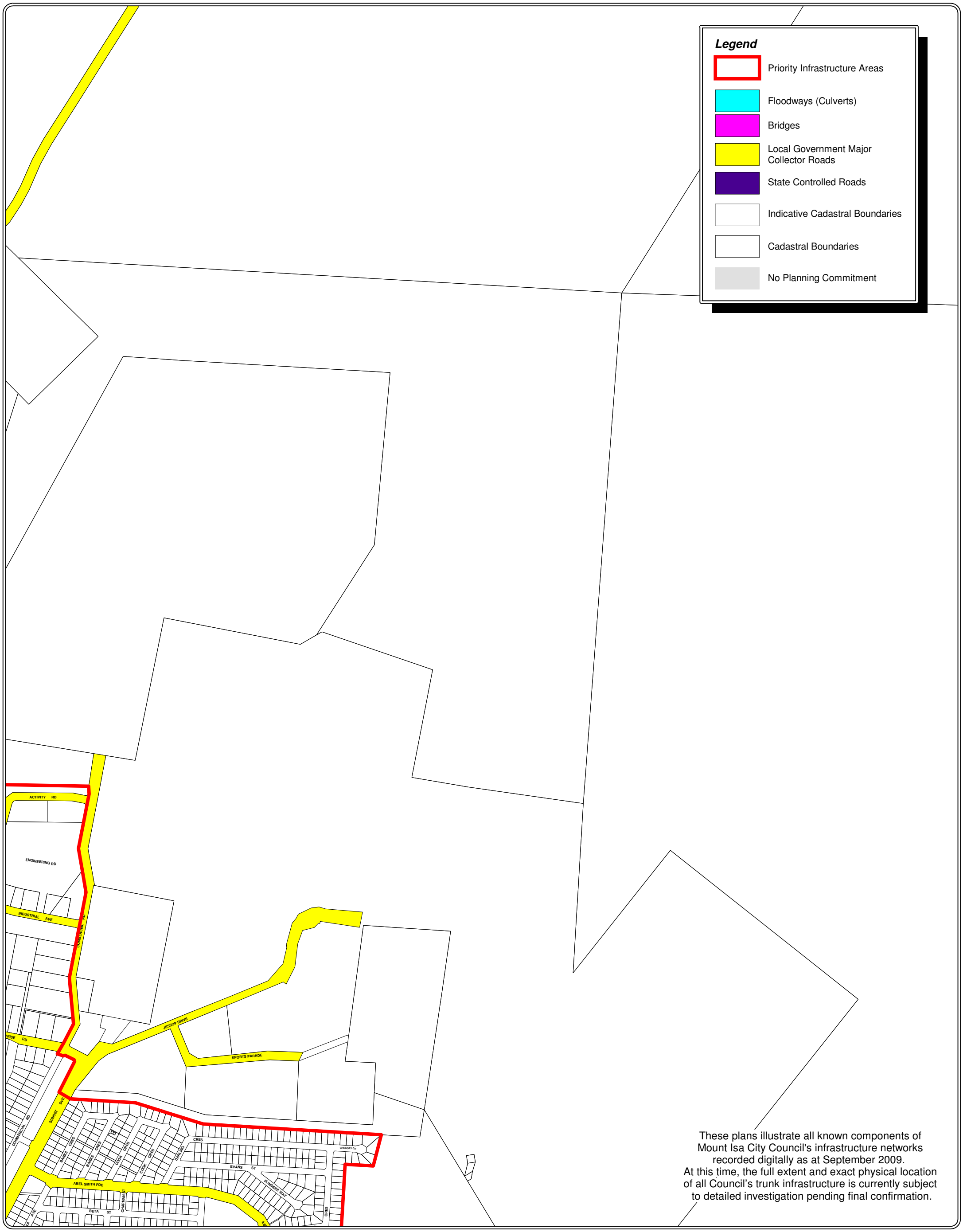
200 0 200 400 600

Metres

Scale: 1:10,000

13/04/2011

A3



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MAPPING

HARRISON GRIERSON

6B - Transport Network Plans for Trunk Infrastructure

N

200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

Legend

- Priority Infrastructure Areas
- Floodways (Culverts)
- Bridges
- Local Government Major Collector Roads
- State Controlled Roads
- Indicative Cadastral Boundaries
- Cadastral Boundaries
- No Planning Commitment

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MAPPING

HARRISON GRIERSON

6C - Transport Network Plans for Trunk Infrastructure

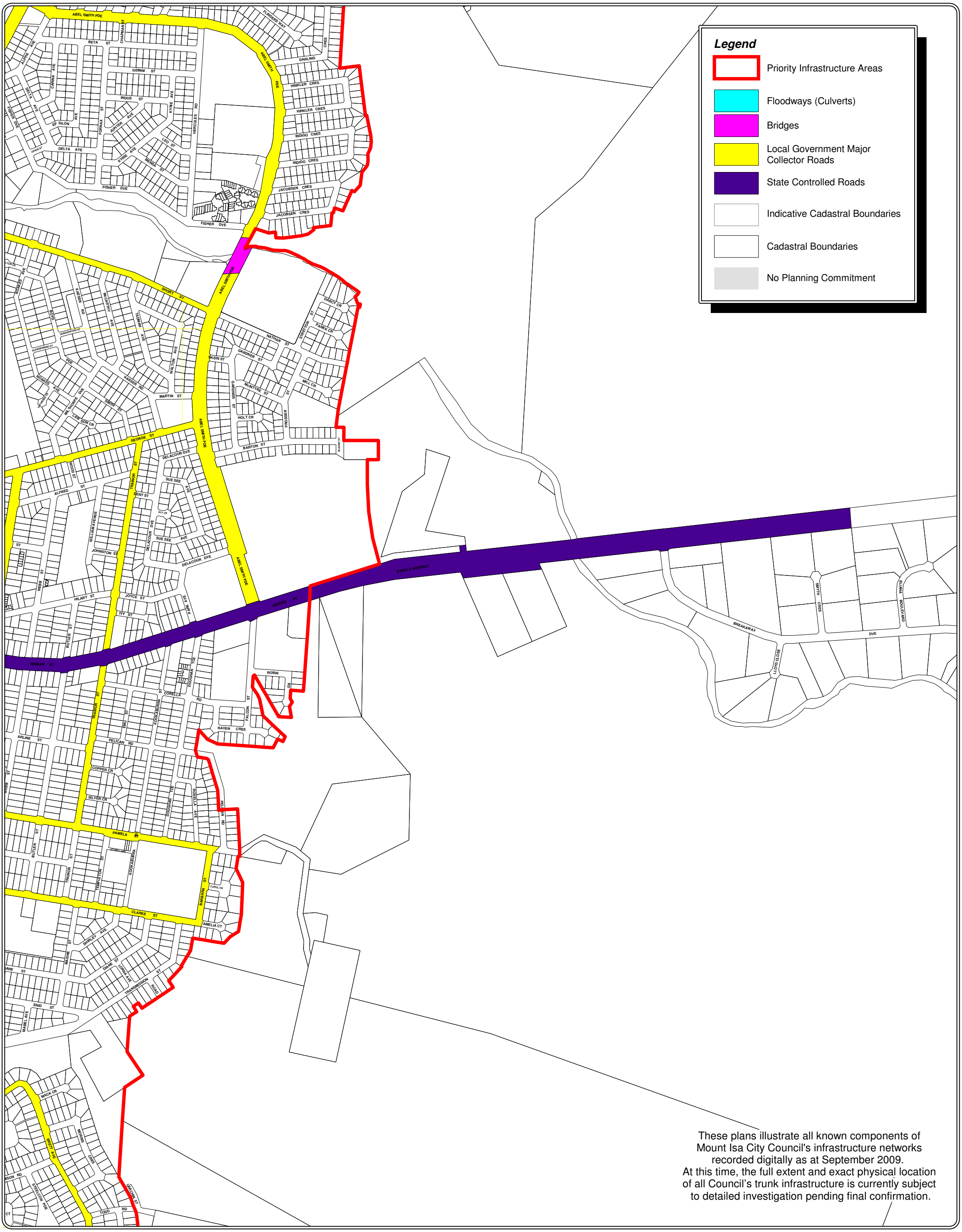
N

200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3



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MAPPING

HARRISON GRIERSON

6D - Transport Network Plans for Trunk Infrastructure

N

200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

Legend

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6E(i)

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MAPPING
HARRISON GRIERSON

6E - Transport Network Plans for Trunk Infrastructure

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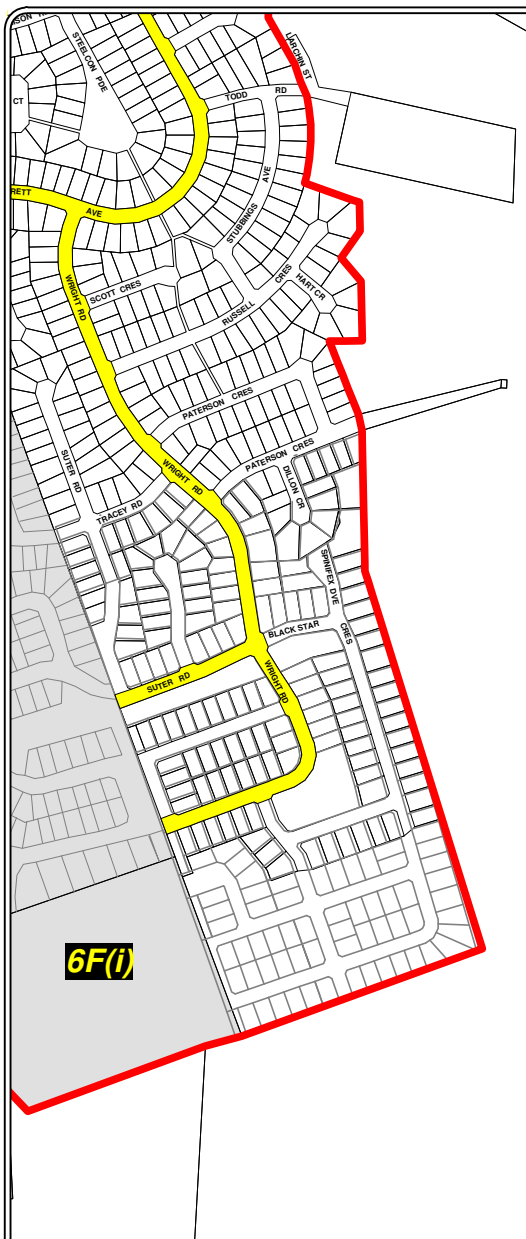
Metres

Scale: 1:10,000

N

13/04/2011

A3



Legend

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MAPPING
HARRISON GRIERSON

6F - Transport Network Plans for Trunk Infrastructure

N

200 0 200 400 600
Metres

Scale: 1:10,000

13/04/2011

A3

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6G(i)

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6G - Transport Network Plans for Trunk Infrastructure

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13/04/2011

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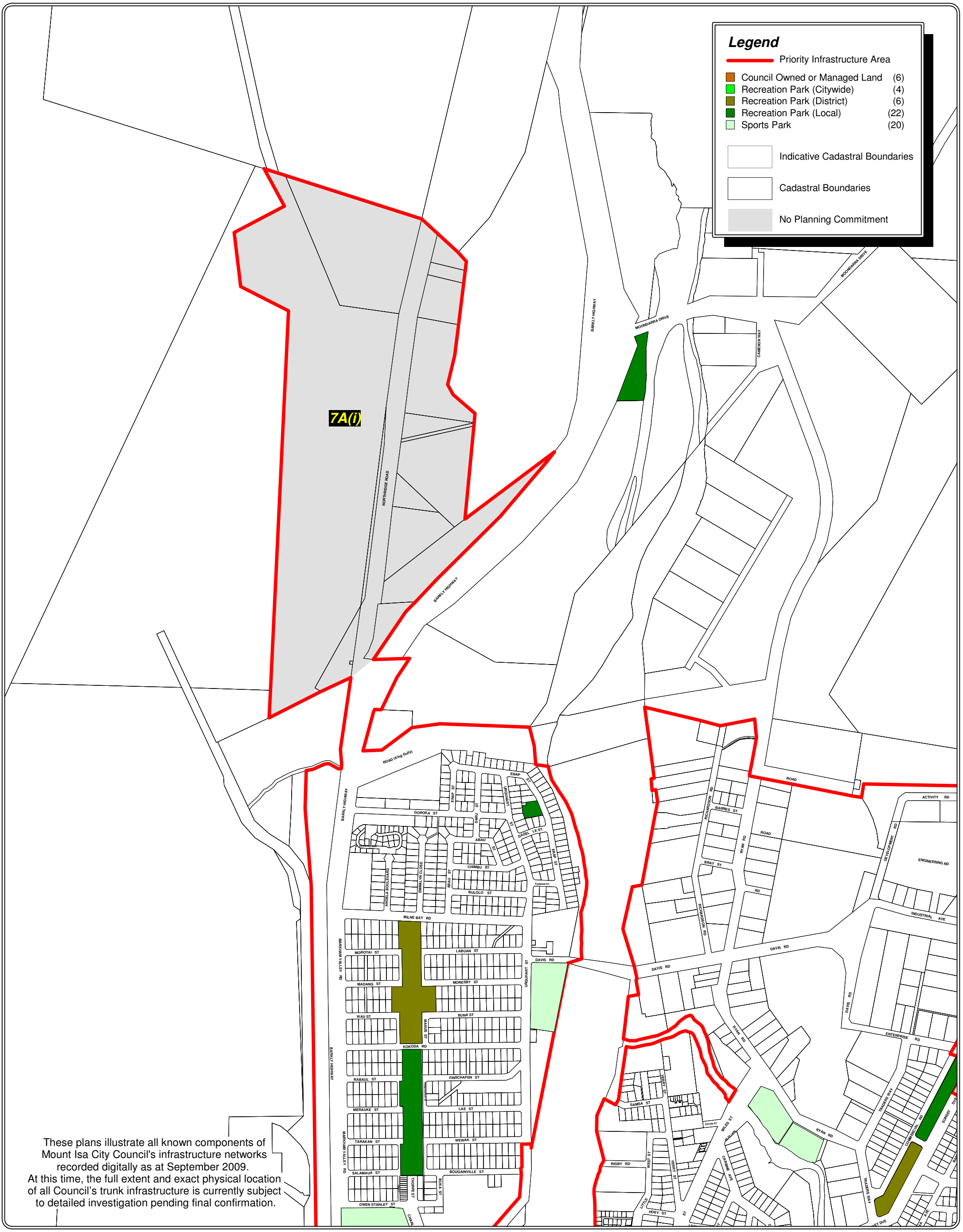

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MAPPING

HARRISON GRIERSON

7A - Public Parks and Community Land Network Plans for Trunk Infrastructure

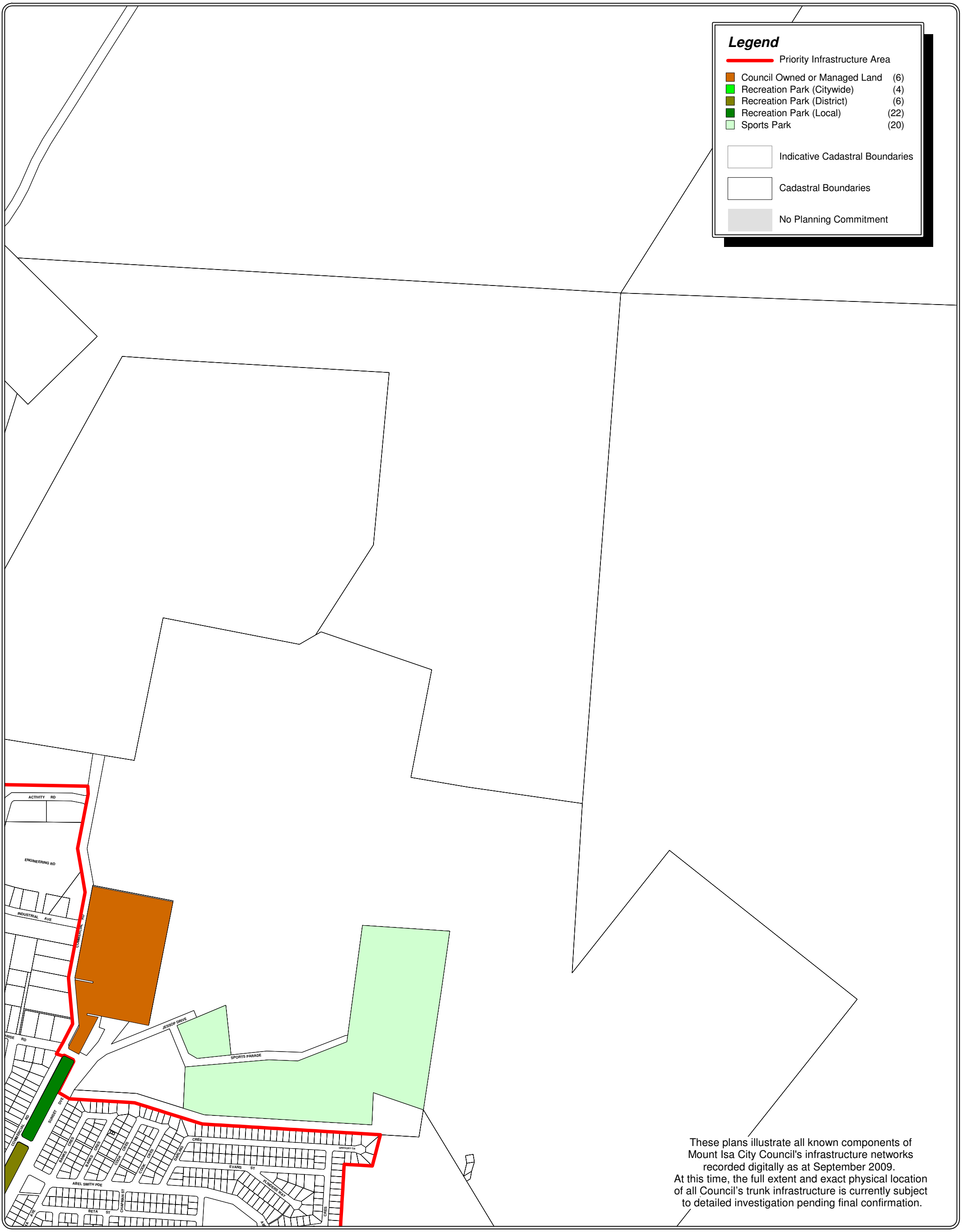
N

200 0 200 400 600
Meters

Scale: 1:10,000

13/04/2011

A3



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MAPPING

HARRISON GRIERSON

7B - Public Parks and Community Land Network Plans for Trunk Infrastructure

200 0 200 400 600
Meters

Scale: 1:10,000

N

13/04/2011

A3

Legend

- Priority Infrastructure Area
- Council Owned or Managed Land (6)
- Recreation Park (Citywide) (4)
- Recreation Park (District) (6)
- Recreation Park (Local) (22)
- Sports Park (20)
- Indicative Cadastral Boundaries
- Cadastral Boundaries
- No Planning Commitment

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MAPPING

HARRISON GRIERSON

7C - Public Parks and Community Land Network Plans for Trunk Infrastructure

N

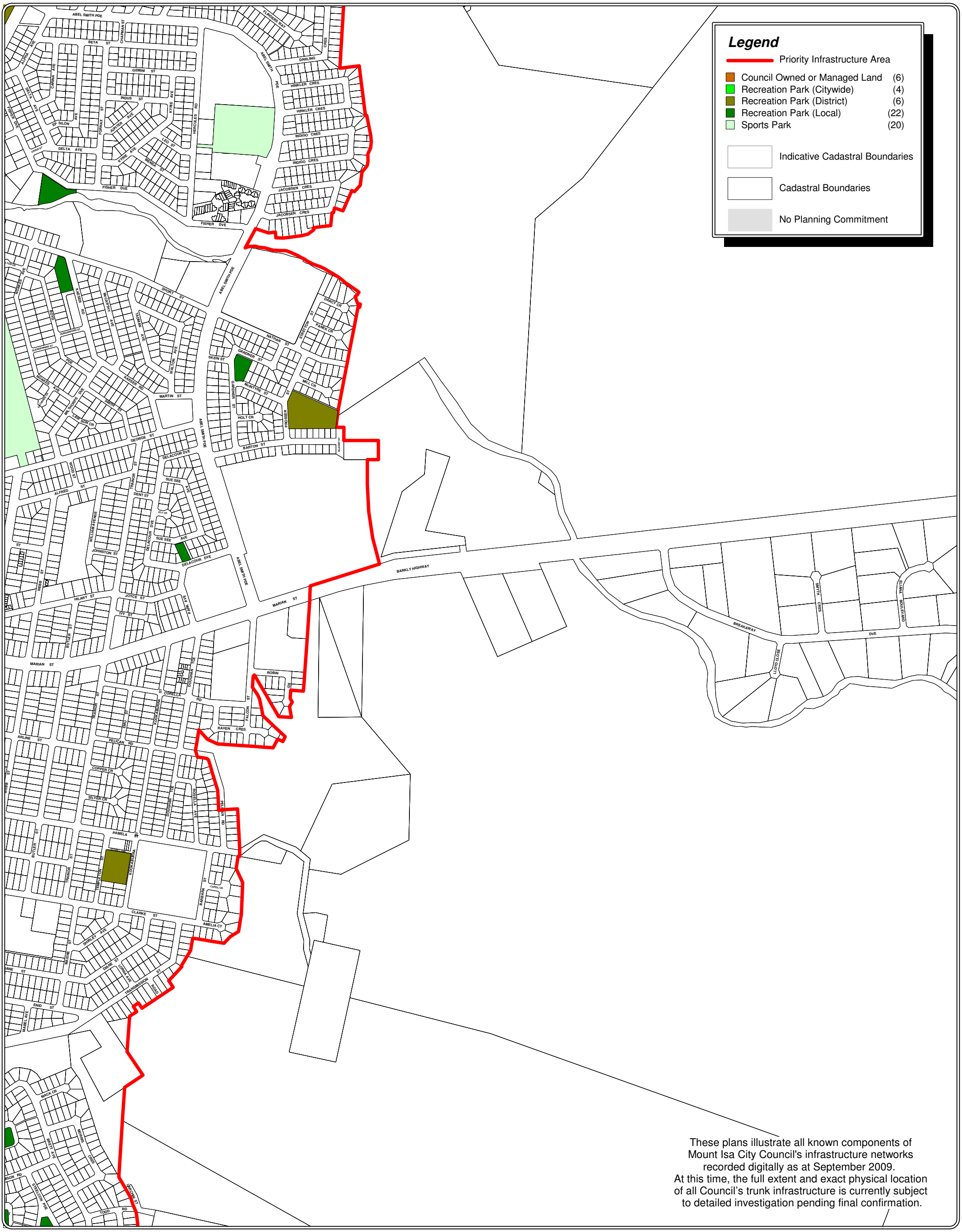
200 0 200 400 600

Meters

Scale: 1:10,000

13/04/2011

A3



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7D - Public Parks and Community Land Network Plans for Trunk Infrastructure

200 0 200 400 600
Meters

Scale: 1:10,000

13/04/2011

A3

N

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7E(ii)

7E(i)

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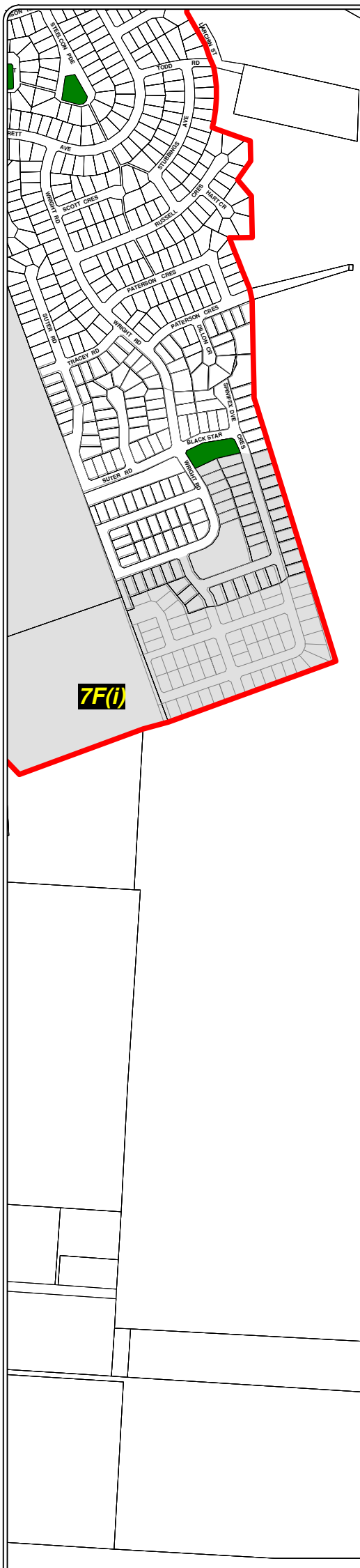

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7F - Public Parks and Community Land Network Plans for Trunk Infrastructure

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N

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N

13/04/2011

A3

7.7 Extrinsic Material

The following material provides detailed background information directly relevant to the preparation of this Priority Infrastructure Plan. Copies of this material are available for viewing.

State Government Information	Department of Main Roads - North-West Region 'Road Implementation Programme'.
Ross Planning	Parks and Community Land - Desired Standard of Service 13 March 2009.
Australian Bureau of Statistics	ABS 2006 Census Data Mount Isa (C) Local Government Area 35300 – Qld.
DIP Template - Calculations	Population and Projection Input data.

PART 8—OFF-STREET CARPARKING CONTRIBUTION

8.1 An off-street carparking contribution will be payable in accordance with Mount Isa City Council's Off-street Carparking Contribution Planning Scheme Policy.

PART 9—PERFORMANCE INDICATORS

9.1 Performance Indicators

The performance indicators for the planning scheme are stated in column 2 in the table opposite the corresponding desired environmental outcome.

Desired Environmental Outcome	Performance Indicator
The local government area of Mount Isa will be an economically viable region with a diversity of sustainable economic activity.	Has the level of economic activity been sustained?
Development will proceed in an orderly and planned manner which is characterised by the efficient provision of adequate physical and social infrastructure and protection from adverse impact.	Has development allowed the efficient provision of infrastructure?
Economically useful resources will be conserved for use and will be used efficiently and, where applicable, sustainably.	Has the utilisation of renewable resources exceeded the rate of renewal?
The urban area of Mount Isa and the highway approaches to the urban area will present attractive streetscapes and vistas in which landscaping and natural vegetation play a significant role in order to - (i) screen and buffer unattractive elements of the built environment and unsightly uses, and (ii) complement and enhance other elements of the built environment and other uses.	Has new landscaping improved the appearance of the urban area of Mount Isa?
The natural assets, physical features and cultural resources in the City of Mount Isa will be maintained and protected as far as practically possible.	Has new development occurred in any natural areas?

SCHEDULE 1—BOUNDARY CLEARANCES

(1) The boundary clearances in Table 1 below apply to-

(a) each residential building on an allotment; and
(b) non-habitable buildings or structures located on the same allotment as a residential building; and
(c) any other buildings for which a code in this planning scheme nominates the application of Schedule 1,

but with the exception of

(a) a screen or fence not more than 2m in height if not located on a corner allotment; or
(b) a structure that is not part of a building and is not more that 1 m in height.

Table 1

Column 1 Boundary	Column 2 Dimension of clearance
(1) Road boundary if not a corner lot	
(a) Usual standard	6m
(b) Exception for open carport	Up to the boundary
(2) Road boundary if a corner lot	
(a) Usual standard	6m on both road frontages
(b) Exception for fences, screens, ornamental structures and the like if –	
(i) the structure is 1m or less in height	Up to the boundary
(ii) the structure is between 1m and 2m in height	Up to a 6m by 6m 3 equal chord truncation of the corner
(iii) the structure is more than 2m in height	Up to a 9m by 9m 3 equal chord truncation of the corner
(3) Side and rear boundaries	
(a) Usual standard if the maximum height of the building or structure is -	
(i) 4.5m or less	Not less than 1.5m
(ii) between 4.5m and 7.5m	Not less than 2.0m
(iii) greater than 7.5m	Not less than 2.0m plus 0.5m for every 3m or part of 3m by which the height is greater than 7.5m
(iv) stepped	The boundary clearance corresponding to the height of each step

Column 1 Boundary	Column 2 Dimension of clearance
(b) Exception for narrow rectangular or near rectangular lots if the maximum height of the building or structure is 4.5m or less and the road frontage is -	
(i) 15.001-15.500 m	1.5 m
(ii) 14.501-15.000 m	1.425 m
(iii) 14.001-14.500 m	1.35 m
(iv) 13.501-14.000 m	1.275 m
(v) 13.001-13.500 m	1.2 m
(vi) 12.501-13.000 m	1.125 m
(vii) 12.001-12.500 m	1.05 m
(viii) 11.501-12.000 m	0.975 m
(ix) 11.001-11.500 m	0.9 m
(x) 10.501-11.00 m	0.825 m
(xi) 10.500 m or less	0.75 m
(c) Exception for narrow rectangular or near rectangular lots if the maximum height of the building or structure is between 4.5m and 7.5m and the road frontage is-	
(i) 15.001-15.000 m	2.0 m
(ii) 14.501-15.000 m	1.9 m
(iii) 14.001-14.500 m	1.8 m
(iv) 13.501-14.000 m	1.7 m
(v) 13.001-13.500 m	1.6 m
(vi) 12.501-13.000 m	1.5 m
(vii) 12.001-12.500 m	1.4 m
(viii) 11.501-12.000 m	1.3 m
(ix) 11.001-11.500 m	1.2 m
(x) 10.501-11.00 m	1.1 m
(xi) 10.500 m or less	1.0 m
(d) Exception for narrow rectangular or near rectangular lots if the maximum height of the building or structure is greater that 7.5m and the road frontage is 15.5m or less	Not less than 2.0m plus 0.5m for every 3m or part of 3m by which the height is greater than 7.5m
(e) Exception for private garages, carport, shed or the like if-	Up to the boundary
(i) the maximum height of the building is not more that 4.5m and the mean height is not more than 3.5m; and	
NOTE 1 Mean height is the total elevational area of the building divided by the horizontal length of the building facing the boundary.	

Column 1 Boundary	Column 2 Dimension of clearance
(ii) the total length of all buildings facing and within the usual clearance of the relevant boundary is not greater than 9m;and	
(iii) the building is at least 1.5m from the window of each habitable room in an existing building on an adjoining lot	
(f) Exception for a pergola or other structure if - (i) not enclosed or roofed; and (ii) not more than 2.4m in height at the boundary; and (iii) primarily ornamental or for horticultural purposes.	Up to the boundary

SCHEDULE 2 DICTIONARY

Division 1—Defined Uses and Use Classes

Accommodation Building – Premises used as a boarding house, guest house, hostel, lodging house, backpackers accommodation or other accommodation that is not self contained.

Aged care facility – Any premises intended for residential use by, or accommodation for, or nursing home care for elderly or retired persons. The term includes any ancillary activities, such as the rendering of medical or other professional care to the resident aged person and any other activity required for the conduct of the use.

Building work – The same meaning as in the *Integrated Planning Act 1997.*

Café / Catering Shop – Premises used for the preparation of take away meals and foods for sale to the public, whether or not incidental facilities are also provided for eating on the premises, but where no provision is made for drive through service. The term includes premises commonly known as milk bars, snack bars, fish and chip shops, retail bakeries, coffee shops and the like.

Caravan park / camping ground – Premises used for the stationing of caravans, relocatable homes, camping tents or cabins, intended to provide either temporary or permanent accommodation. The term includes amenity buildings, an office and a reception facility, recreation facilities, a manager's residence and may include a small shop offering convenience goods for sale exclusively to the residents of the premises.

Caretaker's residence – A dwelling unit or dwelling house on premises occupied by the supervisor of a building, plant or operation approved on the premises.

Carpark – Premises used for the parking of passenger motor vehicles where the parking is not ancillary to some other approved use on the premises.

Car washing station – Premises used for washing motor vehicles by mechanical means.

Child care centre – Any premises requiring a licence under the *Child Care Act 2002.*

Church – Any premises whose primary purpose is for ceremonies of worship pursuant to the practice of a religion.

Club house - Any premises intended as a place of meeting or social fraternisation for members of a club or association of any kind, provided that no licence for the sale or consumption of alcoholic beverages is issued in respect of those premises.

Community facility – Those items listed in schedule 5 of the Integrated Planning Act 1997 with the exception of the following:

- communication network facilities
- operating works under the Electricity Act 1994

Commercial Industry – Any commercial industry that is on land, and in buildings of not more than $300m^2$, having a retail shop front and in which goods may be manufactured only for sale on the premises, for the receipt of return of goods to be serviced, cleaned, altered or repaired. The term includes dressmaking, dry cleaning, laundry, repairs of clocks, watches, electrical appliances, footwear, and the making of bread, curtains, blinds, dental goods, keys and optical goods.

Corner store – A shop which
- deals principally in grocery or delicatessen items, and
- is located in a place which does not form part of a commercial centre planning area, and
- is primarily intended to service the local area in which it is located.

Duplex – A multiple dwelling type A which consists of 2 residential units which are attached and generally under the same roof-line.

Dwelling house - A detached residential building suitable for occupation by a single family unit. The term includes any out-buildings or other structures which are ancillary to a residential use.

Educational facility – Any premises which is attended by students or teachers or both and whose principal function is the imparting of education at pre-school, primary, secondary or tertiary level. – includes libraries, museums, cultural centres, art galleries.

Extractive industry – Premises used for the extraction, stockpiling, and removal for sale, of sand, gravel, rock, soil, stone, or similar material from land and/or watercourse. This use includes the screening, crushing, grinding, milling and storage of the material.

Fast food outlet - Premises used for the preparation and retail sale of food suitable for immediate consumption, where provision is made for high customer turnover and substantial facilities are provided for eating on the premises. The use is typically operated as a franchise business and includes a drive-through facility.

Freight Depot – Any premises used or intended for use for any or all of the following purposes:

The receipt, storage and distribution of goods for transport by road or any other means and the loading or unloading associated therewith;
The transfer of goods from one transport vehicle or container to another transport vehicle or container;
The loading, unloading or storage of containers.

The term includes a carrier's depot and a delivery depot and where carried out in association with the above the garaging, cleaning, servicing and repair of transport vehicles.

Home business – A commercial activity conducted wholly or in part from premises whose principal function is a place of residence.

Hospital – Premises used for the medical care, treatment and accommodation of sick, infirm or convalescing persons.

The term does not include "Accommodation Building", "Institution", "Aged Care Facility" or "Retirement Village".

Industry – Premises used for the handling, processing, treatment, or storage of any materials, whether or not such materials are considered to be hazardous. Such activity can include noxious, offensive or hazardous effects as excessive smoke, fumes, odours, liquid or solid wastes and the like, all of which require special management.

Institution – A non-profit or charitable organisation whose activities on the land in question constitute a low impact use.

Intensive Animal Husbandry – Premises used for the commercial keeping or breeding of animals and birds in enclosures, pens or cages where those animals generally rely on introduced feed and water. The use includes the following: Piggery, poultry farming and

- Commercial Animal keeping: Premises used for the keeping of animals in boarding kennels or catteries, pounds or other animal refuge for commercial or non domestic purposes (where more than 4 (local law) animals are kept as non domestic pets)

- Cattle Feedlots: Premises used for the feeding of cattle in a confined area or pens prepared or manufactured stockfeed at levels greater than necessary for survival.

Light industry – Premises used for manufacturing, processing, servicing, repairing, storage or distribution of light goods where such activities do not involve –

- nuisance or annoyance to persons or cause adverse environmental impacts to adjoining premises;
- imposes a load on a public utility greater than that which is required for the normal development of the locality in which the premises is located; and
- creates adverse traffic impacts on the road network in the locality of the premises.

Examples include cabinet making and joineries, cleansing materials and manufacturing, clothing manufacturing, electrical appliances and sign manufacturing, engineering works (light), equipment hire, fence post and paling depots, motor trimmers and the like.

Liquid fuel depot – Any premises used or intended for use for the storage of petrol, oil, petroleum products or other flammable or combustible liquids.

Local surgery – Means the use of premises for the purpose of delivery of medical care and services by a medical, dental or health practitioner, registered with the Office of Health Practitioner Registration Board, where the premises do not exceed $100m^2$ in gross floor area, whether or not such premises are situated within a dwelling house.

Material change of use - the same meaning as in the *Integrated Planning Act 1997*

Medical centre – Premises used for the conduct of a professional medical service by more than one medical or dental practitioner or other allied medical fields. The term includes the storage and analyzing of medical goods, products and material necessary to the conduct of the use where such activity does not impose loads or impacts upon the infrastructure network or adjoining uses.

The term does not include “Hospital”, “Institution” or “Local Surgery”.

Minor earthworks - Filling to a depth of less than 100mm over an area of less than 500m2 or trenching and backfilling to a depth of less than 1m

Motor Repair Workshop – Any premises used or intended for use in connection with mechanical repairs and overhauls, including tyre recapping and retreading, fitting or repair of motor vehicle parts and the like.

Multiple dwelling type A – A multiple dwelling which consists of more than two units in which each partition between adjoining residential units is located in a vertical plane.

Multiple dwelling type B - A multiple dwelling which is not a multiple dwelling type A.

Non-minor earthworks – filling, trenching or backfilling to a depth that is in excess of the maximum thresholds prescribed for minor earthworks as separately defined.

Office – Means the use of premises wholly or primarily for the purpose of administration, or clerical, technical, professional or other business activity where no goods or materials are made, sold or hired from the premises. The term includes a bank but does not include a “Shop”.

Operational work - the same meaning as in the *Integrated Planning Act 1997*

Park – Land which is set aside, by way of declaration as a reserve or by other means, as open space for the use of the community as a whole or for the use of a designated group or groups within the community.

Passenger terminal – Any premises used or intended for use as a road transport passenger terminal, a bus station or a heliport. The term does not include any service or repair facilities, or the garaging of buses or other road transport vehicles.

Plant nursery - Premises used for the storage and /or sale of sand, soil, stone, screenings and other garden and landscaping materials where such material is kept in bulk. The term includes the ancillary use of such premises for the sale or display of such items as:

seeds, plants, mulch and other propagative material
goods associated with the cultivation of plants, garden ornamentation, furniture or structures;
garden tools or equipment.

use of greenhouses larger than 10 square metres gross floor area

Public sector administration – Any non-commercial activity which forms part of the administration of a public sector entity and which is a low impact activity.

Public utility – Any installation, excluding administration offices, workshops and storage facilities, which relate to the provision by a public sector entity of the following services:

- water supply
- sewerage
- stormwater drainage
- telecommunications
- electricity supply
- gas supply

but excluding any item which is designated to be a low impact facility in accordance with the Commonwealth *Telecommunications Act 1997.*

Public works – those activities of a public sector entity which are not commercial or public administration activities.

Reconfiguring a lot - the same meaning as in the *Integrated Planning Act 1997*

Restaurant – Any premises used, or intended to be used, for the serving of meals to the public for gain, where entertainment, including dancing, may be provided and alcohol may be served, subject to an on-premises meals licence being issued under the *Liquor Act 1992*. It does not include a Fast Food Outlet or Café/Catering Shop.

Retirement village – Any premises whose principal function is to provide a place of residence for elderly or retired persons.

Residential – Residential development is development whose principal purpose is the provision of a permanent or semi-permanent place of residence for one or more persons.

Road – As defined in the *Transport Operations (Road Use Management) Act 1995*.

Rural use – Any use of rural land for primary production, such as animal husbandry, agriculture, grazing, horticulture, aquaculture and the like. The use does not include Intensive Animal Husbandry as separately defined.

Secondary dwelling – A second residential dwelling, which is suitable for use by a single family unit, and located on a single allotment.

Service Station – Premises used primarily for refuelling motor vehicles and including ancillary use of the premises for:

- retail sale of motoring requirements including motor fuels, lubricants, petroleum products, spare parts, tyres and motor vehicle accessories;
- retail sale of convenience shopping items and fast food, and the hire of a limited range of vehicles or trailers less than 1 tonne where the sales component does not exceed 100m^2 GFA;
- repairing, maintenance and servicing of motor vehicles including facilities for the public to clean their own vehicles or cleaning service for a fee; and
- the preparation, sale and consumption of light meals to travellers where the "food component" does not exceed 30% of the gross floor area of the premises

Shop – Any premises used or intended for use for the display and sale of goods by retail. The term includes any ancillary use on the same site for the storage of such goods, the provision of amenity facilities, and facilities for administration and accounting. The term also includes:

video and music libraries
hairdressers
massage and beauty shops
tattoo parlours

Shopping Centre – Premises, used principally for retailing to the public, and comprised of more than one shop in an integrated development with a gross floor area greater than 500m^2.

Showroom – Any premises used or intended for use for the sale or display of bulky goods, where:

any goods displayed or stored on the premises are fully enclosed within a building;
any building or sole occupancy unit within a building so used has a gross floor area of at least 300m^2,
the goods are included in but not limited to the following:

- Camping goods
- Carpets
- Furniture
- Large electrical appliances

Small scale rural use – A rural use which

- creates no noise, odour or overspray impact, and
- does not cause polluted runoff to be discharged to the natural drainage system.

Sport, recreation and entertainment – Premises used for playing of a game, recreation, instruction, athletics, sport or entertainment, where these activities take place primarily either outdoors or in a building.

Indoors: eg. sports centre, gymnasium, snooker and pool centres or amusement centres, dance club, cinema, theatre or theatre restaurant, unlicensed clubs.

Outdoors: eg sporting field, court, racetrack, public swimming pool, community youth groups, scouting, guides or rovers; or a place where activities are based on the appreciation or enjoyment of the natural features of a locality, but does not include a sport or recreation based on motorised vehicles, eg. cars, motor vehicles or go-karts.

Tavern – Any premises used, or intended to be used, primarily for the serving of alcohol and for which a general licence has been issued under the *Liquor Act 1992* or any subsequent relevant legislation. Ancillary uses may include the serving of food and the provision of entertainment. This term includes bars and non-residential hotels. It may include a Totalisator Agency Board, nightclub or cabaret.

Temporary works camp – An establishment comprised of temporary structures and containing any or all of the following facilities for the purpose of the construction or maintenance of private or public works in the vicinity, with the proviso that the duration of the establishment, or any part of it, is not to exceed 2 years:

- accommodation for persons engaged on the works and their families
- storage of plant and materials
- servicing of plant
- fabrication or preparation of items or materials which are to be prepared away from the site of the works

Tourist accommodation – Accommodation facilities which are primarily intended for the travelling public and other visitors to the City of Mount Isa, and includes hotels, motels and bed & breakfasts, but does not include the meaning of the term “caravan park/camping ground”.

Tourist facilities – Facilities which are primarily intended for the attraction, entertainment, recreation and accommodation of the travelling public and other visitors to the City of Mount Isa.

Underground miscellaneous transport infrastructure – Infrastructure which is installed beneath the ground in any miscellaneous transport infrastructure corridor which has been established in accordance with the *Transport Infrastructure Act 1994*.

Veterinary clinic – Any premises used or intended for use by a veterinary surgeon for the practice of that occupation. The use includes the accommodation of such animals and pets overnight or for longer periods.

Vehicle sales – Premises used for the display, hire or sale of motor vehicles. The term includes any ancillary administrative activity, staff amenities, and maintenance and repairs strictly of minor nature conducted preparatory to the sale or hire of the vehicle. The term does not include “Motor repair workshop”, which is herein separately defined.

Warehouse - Premises used for the storage of goods, merchandise or materials in a building or buildings. It may include the distribution and the wholesale selling of the goods, merchandise or materials

Use not defined – A development use not defined in this Schedule 2 Division 1 will be considered to have its ordinary meaning and will be assessed as impact assessable development.

Division 2—Administrative Terms

Acceptable solution – see section 1.13.

Acceptable Standard – means the provision of infrastructure services to the standard specified in the Engineering Works and Services Policy and, where appropriate, meeting the desired standards of service specified in the PIP.

Additional Trunk Infrastructure Costs – means:

1. The costs of supplying infrastructure to development that is:
    a. Inconsistent with the assumptions about the type, scale, location or timing of future development stated in the PIP; or
    b. Is located wholly or partially outside the PIA; and
2. Would impose additional trunk infrastructure costs on the infrastructure provider taking into account:
    a. Infrastructure charges or regulated infrastructure charges levied on the development; and
    b. Trunk infrastructure supplied or to be supplied by the applicant in respect of the development.

(As per IPA definition)

Afflux – The increase in the upstream water level caused by a constriction in an open channel which conveys water.

AHD – Australian Height Datum

Allotment coverage – The total area of all buildings and roofed structures on an allotment divided by the area of the allotment and expressed as a percentage. For the purposes of this definition the area of a building or roofed structure is calculated as follows:

- for enclosed spaces the area is that which lies within the outer face of the outer walls
- for unenclosed spaces the area is that which lies within the line which is 600mm inside the perimeter of the roof.

Ancillary use – means a use which is necessarily associated with but incidental and subordinate to the predominant use.

ANEF contours - As described in Australian Standard 2021 – 2000 *Acoustics – Aircraft noise intrusion – Building siting and construction.*

Approved design – Means a design approved of, or prepared by the Council for the future subdivision of land pursuant to the subdivision design requirements of this Scheme.

Area of particular vegetation conservation value – An area which contains any of the following:

- a native or endemic tree (which is not a declared plant or noxious weed) which has a trunk diameter of not less than 100mm or a height of not less than 3m
- a plant or community of plants which is declared by a planning scheme policy to be an endangered plant or endangered eco-system.

ARI – Average recurrence interval.

Assessment category - the type of assessment identified for development in accordance with the *Integrated Planning Act*, being one or other of the following—

(a) exempt;
(b) self-assessable;
(c) assessable requiring code assessment, referred to as code assessable;
(d) assessable requiring impact assessment, referred to as impact assessable.

Boundary clearance – Road, side and rear boundary clearances are as defined in part 12 of the Queensland Development Code, except that in the case where a building may have a road boundary clearance of zero the outermost projection is taken to be the outer face of the wall facing the road and “zero road boundary clearance” means that the outer face of the front wall of the building coincides with the road boundary.

Building line - The line parallel to a property boundary whose distance from the boundary is the minimum setback from that boundary which is specified in an acceptable solution contained in this planning scheme for a building on that allotment.

Covered area – A fixed structure which is roofed and which is walled for at least 50% of its perimeter.

Development - the same meaning as in the *Integrated Planning Act 1997.*

Development Infrastructure – has the same meaning as in the *Integrated Planning Act 1997*.

Earthworks which affect privacy - Earthworks which involve the filling of land where

(a) the land is either

(i) in the residential planning area, or
(ii) if in the rural residential planning area, within 50m of an allotment boundary, or
(iii) in the village planning area, or
(iv) if in the commercial centre planning area, within 50m of an allotment whose principal use is for residential purposes, or
(v) if in the industrial planning area, within 100m of land in any other planning area, or
(vi) if in the rural planning area within 50m of an allotment boundary, and

(b) the filling is to a height which either

(i) is less than 1.6m below the lowest point on the top of any pre-existing fence which encloses the area of the earthworks, or,
(ii) if there is no pre-existing fence enclosing the area of the earthworks, is greater than 0.3m above natural ground level at any point.

Environmentally relevant activity – As defined in the *Environmental Protection Act 1994*.

Environmental protection policy – As defined in the *Environmental Protection Act 1994.*

Floodplain storage – Those parts of the floodplain that are important for the temporary storage of floodwaters during the passage of a flood. The extent and behaviour of flood storage areas may change with flood severity, and loss of flood storage can increase the severity of flood impacts by reducing natural flood attenuation.

Flood-prone land – Any land below the level of the 100 year ARI flood as shown on maps numbers 13 to 21.

Gross floor area – The total floor area, inclusive of all external walls, of all buildings on an allotment, as defined in the Building Code of Australia 2004 as amended from time to time.

Habitable room – As defined in the Building Code of Australia

Hazardous materials in bulk – Hazardous materials as defined in the *Dangerous Goods Safety Management Act 2001* (excluding radioactive substances and infectious substances) in quantities that

(a) would be equivalent to or exceed the minimum quantities set out to define a Large Dangerous Goods Location in the *Dangerous Goods Safety Management Regulation 2001*; or

(b) would require a licence for a magazine for the storage of an explosive under the *Explosives Regulation 2003.*

High impact – A high impact use is one which involves a level 1 environmentally relevant activity, with the exception that a motor vehicle workshop is considered to be a medium impact use.

Impact - Any aspect of a use of land that affects other land or the people using or present on that other land. Includes, but is not necessarily limited to, appearance, noise, emission, discharge, additional load on public utilities, generation of additional traffic, vibration, lighting, odour, electrical or radio interference.

Infrastructure – means land, facilities services and works used for supporting economic activity and meeting environmental requirements.
(As per IPA definition)

Infrastructure Agreement – means an agreement about payment for, or the supply of, infrastructure.
(As per IPA definition)

Infrastructure Charges Notice – means a notice requiring the payment of an infrastructure charge and stating:

1. the amount of the charge;
2. the land to which the charge applies;
3. when the charge is payable;
4. the trunk infrastructure network for which the charge has been levied; and
5. the person to whom the charge must be paid.

(As per IPA definition)

Infrastructure Charges Schedule – means a schedule adopted by a Local Government that states charges for the establishment cost of trunk infrastructure in the Local Government's area in accordance with Chapter 5, Part 1, Division 4 of the IPA.
(As per IPA definition)

Infrastructure Credit – means the credit which may be attributed for previous contributions or an existing lawful use or existing lawful right permitted under the current Planning Scheme, on the site at the time of lodging the application. Infrastructure credits are determined separately for each network.

Integrated Development Assessment System - the same meaning as in the *Integrated Planning Act 1997*.

Landscaping – The treatment of the surface of the ground with the following items:

- living plants;
- vegetative or stone mulch;
- paving.

in such a way that the living plants are the major component of the treatment and at maturity cover, either by the canopy in the case of trees, or on the surface in the case of shrubs and ground cover, at least 90% of the area designated as landscaped.

Lawful point of discharge – A location at which the stormwater runoff from an allotment may be discharged in such a way that:

(1) the stormwater is discharged directly and without passing over or through other land onto land which is either under the control of Mount Isa City Council (ie, is a park, road, drainage reserve, stormwater easement or similar) or is a natural watercourse; and
(2) the discharge at that location will not cause an actionable nuisance (ie, a nuisance for which a current or future proprietor of neighbouring land could bring a legal action for damages).

Level 1 environmentally relevant activity – an activity designated as such in the *Environmental Protection Regulation 1998.*

Longstay – A longstay site in a caravan park is a site occupied by a permanent or semi-permanent resident or residents.

Low impact – A low impact use or activity is one which does not involve an environmentally relevant activity and whose impacts, both at and beyond the boundaries of the land upon which that use or activity is located, complies with the following:

1. noise –
   (a) in the residential planning area, does not exceed 3dB(A) above the background level during the period commencing at 7am and ending at 7pm on the same day, and is not audible at all other times, and

(b) in the rural residential, village and rural planning areas, does not exceed 5dB(A) above the background level during the period commencing at 7am and ending at 7pm on the same day, and is not audible at all other times, and
(c) in the commercial centre planning area, does not exceed 7dB(A) above the background level during the period commencing at 7am and ending at 7pm on the same day, and does not exceed 3dB(A) above the background level at all other times.

2. emission or discharge to air – the concentration of any air quality indicator listed in schedule 1 of the *Environmental Protection (Air) Policy 1997* does not exceed the least value given in any part of the schedule as the air quality goal for that indicator.

3. discharge to sewer – the material discharged to sewer comprises only normal domestic wastewater, and the quantity of wastewater so discharged does not exceed the design levels specified in the Engineering Works and Services Planning Scheme Policy.

4. visual impact –

(a) there are no reflective surfaces which cause sunlight to be reflected at a height of less that 5m above ground level, and

(b) in the residential, rural residential and village planning areas there is no industrial machinery, plant or equipment and no goods or materials which is visible

5. vibration – nil

6. lighting – nil

7. odour – nil

Major Watercourse – Includes the following watercourse:

- Leichhardt River
- Breakaway Creek
- Georgina River

Median – That area of the road reserve which separates the two components of a dual carriageway.

Medium impact – A medium impact use is one which is not a low impact use but which does not involve a level 1 environmentally relevant activity, with the exception that a motor vehicle workshop is considered to be a medium impact use.

Minor building work – Building work which results in an increase in gross floor area of an existing premises by no more than the lesser of 50m^2 of 10% of the existing gross floor area.

Minor Watercourse – all other watercourse shown on maps 7 and 8

Natural areas – Either
(1) the land which lies within a defined perimeter around any of the following:
- a hill or massive rock outcrop which rises above the level of the surrounding terrain, or
- a gorge or canyon, or
- a permanent or semi-permanent waterhole, or a sinkhole or cave; or

(2) an area declared by a planning scheme policy to be a natural area.

For the purposes of this definition the defined perimeter is a line which circumscribes the nominated feature in plan and which is located
(1) in the case of a hill, massive rock outcrop, gorge or canyon, 1000m from any point on the land adjoining or forming part of the nominated feature where the grade of the surface of the land exceeds 1 vertical to 2 horizontal, and
(2) in the case of a cave or sinkhole, 1000m from the centre of the nominated feature as manifest at the surface of the land, and
(3) in the case of a waterhole 1000m from the centerline of the watercourse on which the waterhole is located and 1000m from the upstream and downstream extremities of the waterhole when full.

Non Trunk Infrastructure – means Development Infrastructure that is not trunk infrastructure.
(As per IPA definition)

Off-street parking – Parking facilities which do not lie within the boundaries of a road reserve.

Operational airspace – That portion of the airspace over Mount Isa which is indicated on maps nos. 9, 23, 24 and 25.

Overlay -
1. "Overlay" means a layer over the planning areas based on special physical attributes of an identified area, place or site.
2. Assessment categories are identified for development affected by an overlay.

Person - the same meaning as in the *Integrated Planning Act 1997.*

PIP Planning Assumptions – means the assumptions about the type, scale, location and timing of future urban growth, which have informed the preparation of the PIP.

Planning area -
1. "Planning area" means an identified geographical area within the planning scheme area based on land use allocations.
2. Each part of the planning scheme area is included in one planning area only.
1. Assessment categories are identified for development according to the planning area in which it is proposed to occur.

Plans for Trunk Infrastructure – means plans that identify the trunk infrastructure network that exists or may be supplied to service future growth within Mount Isa to meet the Desired Standards of Service stated in the PIP.
(As per IPA definition)

Premises – the same meaning as in the *Integrated Planning Act 1997*

Priority Infrastructure Area (PIA) – means:

1. The area that:
    (a) Is developed, or approved for development, for each of the following purposes:
        i. Residential, other than rural residential;
        ii. Retail and commercial;
        iii. Industrial; and
    (b) That will accommodate at least 10 years, but not more than 15 years, of growth for the purposes mentioned in paragraph (a).
2. Includes an area not mentioned in item 1. that:
    (a) The Local Government decides to include in the area; and
    (b) Is serviced by development infrastructure.

Priority Infrastructure Plan (PIP) – means the part of the Planning Scheme that:

1. identifies the Priority Infrastructure Area; and

2. Includes the Plans for Trunk Infrastructure; and

3. identifies, if required by a supplier of State Infrastructure within a relevant jurisdiction:
    a) a statement of intent for State-controlled roads; or
    b) the roads implementation program under the *Transport Infrastructure Act 1994*, section 11; and

4. states the assumptions about the type, scale, location and timing of future development on which the plan is based; and

5. states the desired Standards of service for each development Infrastructure network identified in the plan; and

6. includes any Infrastructure Charges Schedule.
(As per IPA definition)

Private Infrastructure –the facilities which connect the relevant equipment on an allotment to the main supply facility, including the following:

1. the sanitary drainage which connects the sanitary fixtures on the allotment to the local authority's sewer main, and

2. the water supply pipework which connects the supply fixtures on the allotment to the local authority's water main, and

3. any stormwater drainage facilities which connect stormwater collection points on the allotment to a point of lawful discharge, and

4. the cables which connect the supply authority's mains cables to the electrical installations on the allotment, and

5. the cables and conduits which connect the telecommunications facilities on the allotment to the supply authority's distribution system.

Relocatable home - A self contained dwelling complying with the requirements of the Building Act for the appropriate class of residential building, and being a dwelling that:

- Comprises one or more major sections that are each constructed, and
- assembled away from the relocatable home park;
- is not capable of being registered under the Traffic Act; and
- includes any associated structures that form part of the dwelling.

Reverse amenity – The situation created when a use which enjoys protection from adverse impact, either by statute or other means, is established in proximity to a pre-existing use which generates impact of a magnitude which adversely affects the first-mentioned use.

Specified Area – Within 10m of a major watercourse and/or within 500m of Lake Moondarra and Lake Julius.

Vehicle movement – A single vehicle movement is one outward journey from a place, or one inward journey to that place.

Verge – That area of the road reserve which lies between the boundary of the road reserve and the kerb, or, if there is no kerb, the edge of the carriageway.

Visually permeable – Can be seen through. A fence is 60% visually permeable, for example, if the visually impermeable elements of the fence constitute 40% of the area of the fence when viewed in front elevation.

Watercourse - A river, creek or stream in which water flows permanently or intermittently.

Wetland – An area of permanent or periodic/intermittent inundation, whether natural or artificial, static or flowing, fresh, brackish, or saline and including ponds, billabongs, lakes, forest swamps, marsh swamps, salt marshes, estuaries, and floodplains.

Works for Infrastructure – Includes the design and construction of roads, stormwater drainage and the provision of public utilities and services including sewerage reticulation, water supply reticulation, electricity and street lighting, reticulated gas and ancillary works referred to a construction of car parking areas, construction of driveways in rural properties, stormwater management devices and sediment & erosion control devices. Works for Infrastructure includes works associated with Reconfiguring a Lot and/or Material Change of Use.

SCHEDULE 3 PREFERRED PLANTS

1. Water Wise Plants

The following table lists water wise plants which are considered suitable for the local area:

Trees	Shrubs
Eucalyptus erythrocorys Eucalyptus macrocarpa Eucalyptus pruinose Hakea laurina Corymbia citriodora Eucalyptus crebra Melaleuca linariifolia Melaleuca leucadendra Melaleuca bracteata Acacia retivenea Acacia shirleyi Owenia acidula Flindersia maculosa	Eremophila microtheca Grevillea dryandroides Grevillea banksii Melaleuca linariifolia purpurea Senna artemisiodes ssp artemisiodes Senna artemisuides ssp. Helmsii Senna glutinosa ssp glutinosa Grevillea wickhmii Eremophila calorhabdos Greveillea “Canberra Gem” Hakea preissii Grevillea “Olympic Flame” Gossypium sturtianum Alyogyne hakeifolia
Climbers	**Ground Covers**
Clematis microphylla Jasminum didymium Hardenbergia compotoniana	Grevillea goodii Myoporum parvifolium Ermophila debilis Acacia hilliana
Grasses	
Windsorgreen Dawson Creeping Bluegrass Greenless Park and Wintergreen	

2. Native Plants

The following list of plants are considered the preferred native plants most suitable to the local area:

Myrtaceae

Baeckea, Kunzea, Leptosperumum, Melaleuca, Eucalyptus, Angophora.
Family of 3000 species of dicatyledonous flowering plants. The plants generally have showy flowers and aromatic leaves. Plants range in height from small shrubs to 30m tall trees.

Proteaceae

Grevillea, Hakea, Lomatia.
Are noted for their ability to grow in dry conditions. The majority are woody plants with spiky, leathery leaves having beautiful flowers.

Mimosaceae

Family *Acacia’s* (Wattles) of which there are over 400 species differing greatly in size, form and foliage. Acacias are known for their ability to grow in poor conditions rapidly.

Fabaceae

Dillwynia, Hardenbergia, Hovea, Indigofera, Jacksonia.
A large family of dicatyledons plants, commonly called the pea family containing about 17, 000 species with many different coloured flowers.

Labiatae *(Lamiaceae)*

A large dicatyledonous family, commonly called the mint family, comprising some 3, 000 species. Commonly the *Westringia* are noted for being aromatic and easily grow to 2m with masses of flowers.

Myoporaceae

Myporum and *Eremophila* are naturally drought resistant. They grow prolifically producing flowers which range in colour from blue, white, pink and red.

3. Exotic Plant Species

Anigozanthus sp.	Cycads	Grevillea sp.
Acalypha sp.	Cactus, Succulents	Graptophyllum
Annuals (Petunias, Pansies, Marigolds, etc)	Climbers (Jasmine, Clematis, Pandorea)	Ginger sp. (Hedichium, etc)
Acacia sp.	Convoluvolus	Heliconia sp.
Abelia	Citrus sp. (Lemon, Limes, Oranges, Mandarins, etc.)	Impatiens
Abutilon	Dianellas	Hibbertia, Golden Flax
Banksia sp.	Dietes	Flaxes
Bouganvillea sp.	Duranta sp.	Frangipani sp., Magnolias
Bangkok Rose	Daisy family (African Daisy, Federation, Marguerite, etc)	Fruit trees (Mango, Lychee, Custard Apple, etc.)
Backhousia Citriodora	Diosma	Ferns
Bauhinia sp.	Eremophila sp.	Mahogany, Tibouchina sp.
“Blue Boy”	Euphorbia sp. (Poinsettia, Snowflake, etc)	Jacaranda, Xanthorrea
“Blue Eyes” Pilosus	Eucalyptus sp.	Poinciana
Browallia (dwarf)	Ferns	Rose sp., Succulent sp.
Cassia sp.	Ficus sp.	Strelitzia sp.
Coleus sp.	Lillacea sp., Daylillies, Red Hot Pokers	Queensland Nut Family (Macadamia), Mulberry
Cannas	Geraniums	Westringia, Vinca, Verbena, Viburnum
Ctenanthe	Gardenia sp.	Orchid sp.
Cuphea sp.	Galphinias	Pentas, Rheo
Conifers, Junipers	Grass sp. (Penesetom, Poa, Miscanthus, etc), Russellias	

Please note – Plant species other than those listed above which are proven suitable and acceptable to Council for arid zone planting will be considered.

SCHEDULE 4 REGULATED INFRASTRUCTURE CHARGES SCHEDULE

4.0 Regulated Infrastructure Charges Schedule

4.1 Purpose

This schedule has been prepared in accordance with the requirements of the *Integrated Planning Act 1997* (*IPA*) and the *Integrated Planning Regulation 1998*. It applies to the planning scheme area of the Mount Isa City Planning Scheme.

The purpose of the Regulated Infrastructure Charges Schedule (RICS) is to enable the establishment costs of trunk infrastructure identified in the Priority Infrastructure Plan to be recovered. This will be achieved through the levying of Regulated Infrastructure Charges on development.

4.2 Regulated Infrastructure Charges that may be Levied

Regulated Infrastructure Charges may be levied for the following trunk infrastructure networks:

(a) water supply;

(b) sewerage;

(c) stormwater;

(d) transport; and

(e) public parks and land for community facilities.

4.3 Development Subject to Infrastructure Charges

The types of development that may trigger the levying of regulated infrastructure charges are:

(a) Reconfiguring a lot; and

(b) A material change of use of premises.

A Regulated Infrastructure Charge (RIC) may only be levied for development that could reasonably be expected to create or add to demand on the infrastructure network for which the charge is levied.

4.4 Categories of Land Uses to Which Regulated Infrastructure Charges Apply

The relationship between the Planning Scheme use types and the classes of land use to which regulated infrastructure charges apply is shown in Table 4.4.1.

Table 4.4.1 Planning Scheme Use Types to which Regulated Infrastructure Charge Rates Apply

Planning scheme use type	Classes of land use to which regulated infrastructure charges rates apply
Dwelling house Secondary dwelling Caretaker's residence	**Residential (single dwelling units)**
Accommodation building Multiple dwelling Type A Multiple dwelling Type B Duplex	**Residential (multiple dwelling units)**
Aged care facility Caravan park / Camping ground Institution Retirement village Temporary workers camp Tourist accommodation Carpark Car washing station Child care centre Club house Café / Catering Shop Office Home business Restaurant Tavern Tourist facilities Vehicle sales Veterinary clinic Plant nursery	**Commercial**
Corner store Shop Shopping Centre Fast food outlet Showroom	**Retail**
Extractive Industry Light industry Liquid fuel depot Freight depot Motor Repair Service station Warehouse	**Industrial**

4.5 Calculation of Regulated Infrastructure Charges

A regulated infrastructure charge levied for a trunk infrastructure network is to be calculated in accordance with the following formula-

RIC = [(D – DC – DO) x CU]

where-

1. RIC is a regulated infrastructure charge ($) for the relevant trunk infrastructure network
2. D is the demand for the relevant trunk infrastructure network specified in number of charge units and calculated in accordance with section 4.6
3. DC is the demand credit for the relevant trunk infrastructure network specified in number of charge units and calculated in accordance with section 4.7
4. DO is the demand offset for the relevant trunk infrastructure network specified in number of charge units and calculated in accordance with section 4.8
5. CU is the value of a charge unit ($/ charge unit) specified in Table 4.9.1

4.6 Calculation of Demand (D)

The demand for a trunk infrastructure network is to be calculated by determining the number of charge units applicable to that development using Table 4.6.1 below.

Table 4.6.1 Trunk Infrastructure Network Demand Rates

Purpose for which a charge rate may apply	Trunk infrastructure network				
	Water supply	Sewerage	Stormwater management	Transport	Public parks & community land
Reconfiguring a residential, commercial, retail, or industrial lot	1 charge unit per additional lot	1 charge unit per additional lot	1 charge unit per additional lot	1 charge unit per additional lot	1 charge unit per additional lot
Material change of use or building work for single dwelling unit	1 charge unit per dwelling	1 charge unit per dwelling	1 charge unit per dwelling	1 charge unit per dwelling	1 charge unit per dwelling
Material change of use or building work for multiple dwelling units	0.75 charge unit per dwelling	0.75 charge unit per dwelling	1 charge unit times (0.7 of site area divided by 400m^2)	0.8 charge unit per dwelling	0.5 charge unit per dwelling
Material change of use or building work for commercial uses	10 charge units per hectare of site area	10 charge units per hectare of site area	1 charge unit per 400m^2 of site area	1 charge unit per 100m^2 of GFA	0.3 charge unit per 100m^2 of GFA
Material change of use or building work for retail uses	10 charge units per hectare of site area	10 charge units per hectare of site area	1 charge unit per 400m^2 of site area	0.4 charge unit per 100m^2 of GFA	0.3 charge unit per 100m^2 of GFA
Material change of use or building work for industrial uses	10 charge units per hectare of site area	10 charge units per hectare of site area	1 charge unit times (0.9 of site area divided by 400m^2)	1 charge unit per 100m^2 of GFA	1 charge unit per hectare of site area

4.7 Calculation of Demand Credit (DC)

(a) The demand credit is to be calculated using the greater of:

(i) the actual amount of demand generated by an existing lawful use of the premises, calculated using Table 4.6.1, or

(ii) the demand for which infrastructure contributions for trunk infrastructure have been previously made.

(b) Where a contribution referred to in section 4.7(a)(ii) is not expressed in the same demand units as those specified in Table 4.6.1, the contribution is to be converted into a demand credit as follows:

(i) determine the number of demand units for which the previous payment was made (e.g. number of equivalent tenements, equivalent persons, trip ends); and

(ii) convert the number of demand units calculated in (i) into the equivalent number of charge units for that network. Conversion will be made on the basis that one charge unit within Table 4.6.1 is equivalent to the demand arising from a single dwelling (1 equivalent tenement).

(c) A demand credit arising from clause 4.7(a)(i) will only be provided to a maximum amount equal to the demand arising from a proposed development.

4.8 Calculation of Demand Offset (DO)

(a) The demand offset is to be calculated by converting a contribution for the supply of trunk infrastructure into a demand offset as follows:

(i) determine the estimated cost of the infrastructure item identified in the Priority Infrastructure Plan. Where the trunk infrastructure is not identified in the Priority Infrastructure Plan, the value of the infrastructure item shall be agreed.

(ii) convert the agreed value of the infrastructure item into number of charge units by dividing the value of the item by the value of a charge unit for that network specified in Table 4.9.1.

(b) Where the demand offset (DO) for a network is greater than the demand (D) for the same network, the infrastructure provider will enter into an agreement to refund the proportion of the establishment cost of the trunk infrastructure that reasonably can be apportioned to other premises.

4.9 Value of a Charge Unit

The value of a charge unit is the amount specified in Table 4.9.1 below for each trunk infrastructure network.

Table 4.9.1 Value of a Charge Unit

Network	Value of a charge unit ($)
Water supply	$ 2000
Sewerage	$ 2000
Stormwater management	$ 2000
Transport	$ 2000
Public parks and land for community facilities	$ 2000

4.10 Regulated Infrastructure Charges Subsidies

Subsidies may be considered for particular premises, uses or qualifying not-for-profit community groups.

4.11 Time of Payment

A regulated infrastructure charge is payable in any one of the following situations:

(a) if the charge applies to reconfiguring a lot—before the Local Government approves the plan of subdivision;

(b) if the charge applies to material change of use—before the change of use happens; and

(c) if paragraphs (a) and (b) do not apply, the day stated in the regulated infrastructure charges notice.

4.12 Alternatives to Paying Regulated Infrastructure Charges

(a) The Local Government may enter into an infrastructure agreement involving a contribution in a form other than a regulated infrastructure charge.

(b) In respect of trunk infrastructure that is land, a notice may be given in addition to or instead of a regulated infrastructure charges notice requiring the land be given to the Local Government in fee simple.

ENGINEERING WORKS & SERVICES PLANNING SCHEME POLICY

Adoption

In accordance with the procedure prescribed in schedule 3 of the Integrated Planning Act 1997, this planning scheme policy was adopted by Mount Isa City Council by way of resolution PP15/07/06 at Council's Policy & Planning Committee Meeting held on 19 July 2006.

Purpose

The purpose of this planning scheme policy is to prescribe the standards required within the City of Mount Isa for the design and construction of:

(a) civil engineering works and associated works, which includes but is not necessarily limited to the following:

- earthworks
- roads, including associated works within the verge
- water supply
- sewerage
- stormwater drainage
- cycle paths
- landscaping; and

(b) those aspects of other development which affect the above items, where the term "development" has the meaning defined in the Integrated Planning Act 1997.

PART 1 – DESIGN

Designer's competence and certification

Any works which fall within the scope of this policy are to be designed by a person who is:

(a) appropriately qualified to perform the design work in question; and
(b) actively practising in the field which includes the design work in question.

Note: Queensland state law requires a person providing engineering design services to be registered as a Registered Professional Engineer of Queensland and a person providing building design services to be licensed by the Building Services Authority.

The documentation for the design of any works which fall within the scope of this policy is to contain a statement by the designer in which the designer certifies that the design complies with this policy.

Quality assurance

All design work for works which fall within the scope of this policy shall be carried out in accordance with the following Aus-spec specification:

DQS - Quality assurance requirements for design

Detailing

Unless shown otherwise in the certified design documentation, all details shall comply with the standard drawings produced by the Institute of Public Works Engineers of Australia (Queensland division).

Detailing in design documentation shall not be varied from that shown in the IPWEA(Q) drawings without the prior approval of Council.

Erosion and sediment control

Erosion and sediment control measures are to be put in place for all works which fall within the scope of this policy.

Erosion and sediment control measures are to be designed in accordance with the following Aus-spec specification:

D7 - Erosion control and stormwater management

Earthworks

Earthworks shall be designed in accordance with the accepted principles of structural mechanics, soil mechanics and rock mechanics, and in accordance with the following Aus-spec specification:

D6 - Site regrading

For new roads which form part of a reconfiguration of a lot the transition from the road formation to the natural surface shall comply with the detail “Verge without pathways” on the IPWEA(Q) standard drawing no R-0031.

All surfaces of earth structures shall be stabilized to prevent erosion.

Water supply

Water supply systems shall be designed in accordance with the following Aus-spec specification:

D10 - Water reticulation

The water supply servicing for each allotment shall include:

(a) a pipe which
  (i) connects the main water supply pipe to a point on or inside the allotment boundary, and
  (ii) is for the purpose of supplying water to the allotment at the specified discharge rate and residual pressure, and
  (iii) crosses no other land except the allotment serviced, or a road reserve, or an easement for water supply purposes, and

(b) a water meter which
  (i) is connected to the pipe described in (a) above, and
  (ii) is a 20mm Davey Shepherd manifold style meter, and
  (iii) is located 300 mm inside the allotment boundary

Sewerage

Sewerage systems shall be designed in accordance with the following Aus-spec specification:

D12 - Sewerage system

The sewerage servicing of each allotment shall include a branch pipe which:

(a) connects the main sewer pipe to a point on or inside the boundary of the allotment in a location and at a depth which commands the entire allotment (ie, the upstream end of the branch pipe can be connected to the downstream end of a sanitary drain
    (i) which is laid at a grade and depth not less that the minimum grades and depths specified in AS 3500, and
    (ii) whose upstream end may be located anywhere on the allotment), and

(b) is of sufficient grade and diameter to accommodate the design discharge from the allotment, and

(c) crosses no other land except the allotment serviced, or a road reserve, or an easement for sewerage purposes.

Stormwater drainage

Stormwater drainage systems shall be designed in accordance with the following Aus-spec specification:

D5 - Stormwater drainage

Where the stormwater drainage system includes underground pipe drains, for each allotment there shall be a branch pipe which:

(a) connects the main pipe drain to a point on or within the boundary of the allotment in a location and at a depth which commands the whole allotment (ie the upstream end of the branch pipe may be connected to the downstream end of an underground pipe drain whose upstream end may be anywhere on the allotment, which is laid at the minimum depth specified by the relevant Australian standard for the pipe material, and which has the capacity to accommodate the design discharge from all roofs and paved areas which may be constructed on the allotment), and

(b) is of sufficient grade and diameter to accommodate the design discharge described in (a), and

(c) crosses no other land except the allotment serviced, or a road reserve, or an easement for stormwater drainage purposes.

Stormwater quality control

The design criteria for stormwater quality control measures are to be in accordance with the Council's Environmental Plan for the Management of Urban Stormwater Quality.

Stormwater quality control measures shall be designed in accordance with the following:

- Cooperative Research Centre for Freshwater Ecology (University of Canberra) July 1998, *Design Guidelines: Stormwater Pollution Control Ponds and Wetlands.*

- A.C.T. Planning Authority 1992, *Design Guidelines for Gross Pollutant Traps.*

Roads

Roads shall be designed in accordance with the following Aus-spec specifications:

D1 - Geometric road design (urban and rural)
D2 - Pavement design
D4 - Subsurface drainage design

Roads for urban areas are to be provided with kerb and channel and a durable, stable, dust-free wearing surface.

Roads for rural residential areas are to be provided with a durable, stable, dust-free wearing surface.

Cycle paths

Cycle paths shall be designed in accordance with the following Aus-spec specifications:

D2 - Pavement design
D4 - Subsurface drainage design
D9 - Cycleway and pathway design

Other structures

Structures composed of materials other than earth materials and bituminous materials shall be designed in accordance with the following Aus-spec specification:

D3 - Structures/bridge design

Alignments for underground services

Underground services which are installed within a road reserve shall be laid on standard alignments whereby specified corridors are dedicated to particular types of services in accordance with the IPWEA(Q) standard drawings.

Builders are to investigate positions of existing services in the area prior to designing and/or constructing.

Access driveways

In urban areas the following requirements are to apply to access driveways.

Driveways for vehicular access across the verge from the carriageway of a road to other land are to be constructed of a durable, stable and dust-free material, such as concrete, segmental pavers or asphaltic concrete, in accordance with the dimensions and grades shown in the IPWEA(Q) standard drawings. Transitions for changes in grade are to comply with part 6 of the Queensland Development Code.

The total width of the access driveways serving any one allotment is not to exceed the following:

(a) for an allotment whose principal use is residential - 8.0m
(b) for an allotment whose principal use is commercial or industrial - 16.0m or 50% of the length of the road frontage, whichever is the lesser
(c) for an allotment whose principal use is another use - 8.0m

(For the purposes of this requirement the width of the driveway is to be measured at the boundary between the allotment and the road reserve.)

Building in the vicinity of Council's underground services

This section applies to the following circumstances requiring Council approval:

(a) approval pursuant to section 56 of the Standard Building Regulation 1993 to build over or near an underground sewer or water supply pipe, and

(b) approval pursuant to this policy to build over or near an underground stormwater drainage conduit.

Approval will be given if the following conditions are fulfilled:

(a) the footings and foundations of the building are designed and constructed so that no load from the building is transferred to the underground conduit, and

(b) the design and location of the building and all other features in the vicinity provide sufficient clearance to excavate and replace the underground conduit, except in the following cases:
  (i) for water supply - no exceptions
  (ii) for a sewer - if
    - the conduit is a pipe whose diameter does not exceed 150mm, and
    - the pipe is concrete-encased or sleeved in a larger diameter pipe for the full extent for which it is not accessible to excavation
  (iii) for stormwater drainage - no exceptions.

PART 2 – CONSTRUCTION

Quality control

The construction of all works which fall within the scope of this policy shall be carried out under a quality system and with quality controls, all as required by the following Aus-spec specifications:

CQS - Quality system requirements
CQC - Quality control requirements

Engineer's certification

When required by a condition of a development permit, the works shall be supervised by a qualified civil engineer who is actively practising in the supervision of works of this nature. The supervision of the works shall be sufficiently detailed for the supervising engineer to be in a position to issue an unqualified certificate to the effect that the works have been constructed in accordance with the design documentation.

Note: Queensland state law requires a person providing professional engineering services to be registered as a Registered Professional Engineer of Queensland.

Requirements for construction

All works which fall within the scope of this policy shall be constructed in accordance with the applicable sections of the following Aus-spec specifications:

C101 - General
C201 - Control of traffic
C211 - Control of erosion and sedimentation
C212 - Clearing and grubbing
C213 - Earthworks
C220 - Stormwater drainage – general
C221 - Pipe drainage
C222 - Precast box culverts
C223 - Drainage structures
C224 - Open drains including kerb and gutter (channel)
C230 - Subsurface drainage – general
C231 - Subsoil and foundation drains
C232 - Pavement drains
C233 - Drainage mats
C241 - Stabilisation
C242 - Flexible pavements
C244 - Sprayed bituminous surfacing
C245 - Asphaltic concrete
C247 - Mass concrete sub-base
C248 - Plain or reinforced concrete base
C254 - Segmental paving
C255 - Bituminous micro-surfacing
C261 - Pavement markings
C262 - Signposting
C263 - Guide posts
C264 - Guardfence (guardrail)
C265 - Boundary fencing
C271 - Minor concrete works
C273 - Landscaping
C410 - Water reticulation
C402 - Sewerage system

Details

Unless specified otherwise in the design documentation, all details are to be constructed in accordance with the standard drawings produced by the Institute of Public Works Engineers of Australia (Queensland division).

OFF-STREET CARPARKING CONTRIBUTION PLANNING SCHEME POLICY

Adoption

In accordance with the procedure prescribed in schedule 3 of the Integrated Planning Act 1997, this planning scheme policy was adopted by Mount Isa City Council by way of resolution PP15/07/06 at Council's Policy & Planning Committee Meeting held on 19 July 2006.

Purpose

The purpose of this planning scheme policy is to define measures which will allow Council to consider a cash-in-lieu payment for off-street carparking to enable development to proceed where it is considered incapable of providing the required number of off-street carparking bays as stated in the planning scheme.

Policy

Council will only consider a cash-in-lieu payment for off-street carparking where it is clearly demonstrated to Council's satisfaction that the development plan cannot be amended to adequately provide for the required number of off-street carparking bays as requested by the planning scheme.

Furthermore, it is not the intention of this policy to allow developers to purposely decrease the number of off-street carparking bays in order to allow an increase in the gross floor area of a proposed development.

If the town planning requirement for off-street carparking bays cannot be provided on any proposed development, then Council may consider dispensation. However, if dispensation is granted a cash contribution of $2,500.00 per off-street carparking bay will be applicable for immediate payment to Council by the developer prior to any works being commenced.

Should local shop owners wish to bitumen surface customer carparking areas which they have previously provided, Council will bitumen-seal that portion of the laneway access to the carpark under Council's jurisdiction and responsibility.

200 000

300 000

400 000

8 000 000

7 900 000

7 800 000

7 700 000

LOCALITY MAP

LEGEND

- Local Govt Boundary
- Major Watercourse
- Lake/Dam
- Rural
- National Park
- Mount Isa Mines
- Miscellaneous Transport Infrastructure Corridor
- Road

Inset A

Barkly Highwa

Diamantina Developmental Roadhes Rd

Transport Corridor

Riversleigh Road

GREGORY RIVER

O'SHANNASSY RIVER

Camooweal - Gregory Road

Norfolk Road

Gregory - Camooweal Road

Thorntonia - Yelvertoft Road

Highland Plains Road

Barkly Highway

GEORGINA RIVER

Camooweal - Urandangi Road

BUCKLEY RIVER

Gunpowder Road

Old May Downs Road

TEMPLETON RIVER

REICHHARDT RIVER

Lake Julius Road

Barkly Highway

Mount Isa

Diamantina Developmental Roadhes Rd

See Inset A

N

W

E

S

Planning Scheme for the City of Mount Isa

Map No. 1
Title: STRATEGY MAP
Scale: 1: 100 000 (at A3)
Information Source: Mount Isa City Council

MOUNT ISA CITY COUNCIL

Commenced 1 August 2006

200 000

300 000

400 000

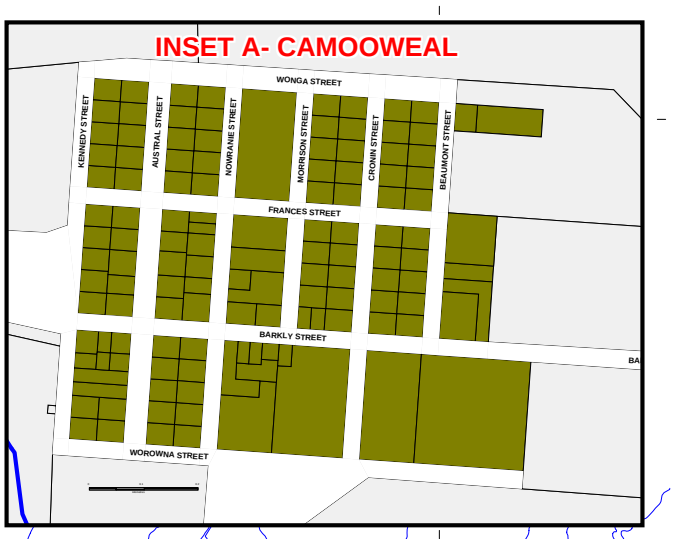
8 000 000

7 900 000

7 800 000

7 700 000

INSET A- CAMOOWEAL



LEGEND

- Road
- Australian Map Grid (Zone 54)
- Local Government Boundary
- Major Watercourse
- Lake/Dam

PLANNING AREAS LEGEND

- **RURAL**
- **COMMERCIAL CENTRE**
- **INDUSTRIAL**
- **Light Industrial - Sub Area**
- **RESIDENTIAL - Low Density**
- **RESIDENTIAL - Medium Density**
- **RURAL RESIDENTIAL**
- **VILLAGE (Camooweal)**

Riversleigh Road

GREGORY RIVER

O'SHANNASSY RIVER

Camooweal Gregory Road

Norfolk Road

Gregory - Camooweal Road

Thorntonia - Yelvertoft Road

Highland Plains Road

Gunpowder Road

Refer to Inset A for Camooweal details

Camooweal - Urandangi Road

BUCKLEY RIVER

Old May Downs Road

TEMPLETON RIVER

LEICHHARDT RIVER

Lake Julius Road

Barkly Highway

Diamantina Developmental Road

Mount Isa - Camooweal Road

Refer to Maps 3, 4 & 5 for Mount Isa details

N

W

E

S

Planning Scheme for the City of Mount Isa

Map No. 2
Title: Planning Areas
Sheet: 1 of 4
Scale: 1:100 000 (at A3)
Information Source: Mount Isa City Council

MOUNT ISA CITY COUNCIL

Commenced 1 August 2006

LEGEND

Watercourse

PLANNING AREAS LEGEND

- RURAL
- COMMERCIAL CENTRE
- INDUSTRIAL
- LIGHT INDUSTRIAL - Sub Area
- RESIDENTIAL - Low Density
- RESIDENTIAL - Medium Density
- RURAL RESIDENTIAL
- VILLAGE (Camooweal)

SPEAR CREEK

LEICHHARDT RIVER

Breakaway Creek

Planning Scheme for the City of Mount Isa

Map No. 3
Title: Planning Areas
Sheet: 2 of 4
Scale: 1:2000 (At A3)
Information Source: Mount Isa City Council

MOUNT ISA CITY COUNCIL

Commenced 1 August 2006

ADJOINS MAP 4

ADJOINS MAP 3

PLANNING LEGEND

- RURAL
- COMMERCIAL CENTRE
- INDUSTRIAL
- LIGHT INDUSTRIAL - Sub Area
- RESIDENTIAL - Low Density
- RESIDENTIAL - Medium Density
- RURAL RESIDENTIAL
- VILLAGE (Camooweal)

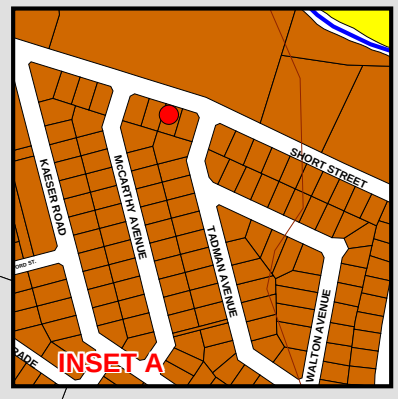
LEGEND

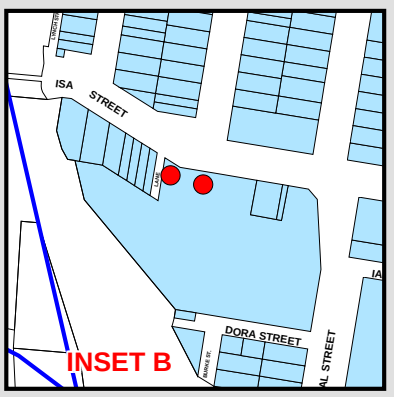
- Watercourse
- Designated Community Infrastructure

See Inset A for Details

See Inset B for Details

BREAKAWAY CREEK





LENA CREEK

LEICHHARDT RIVER

LAGOON CREEK

N
W
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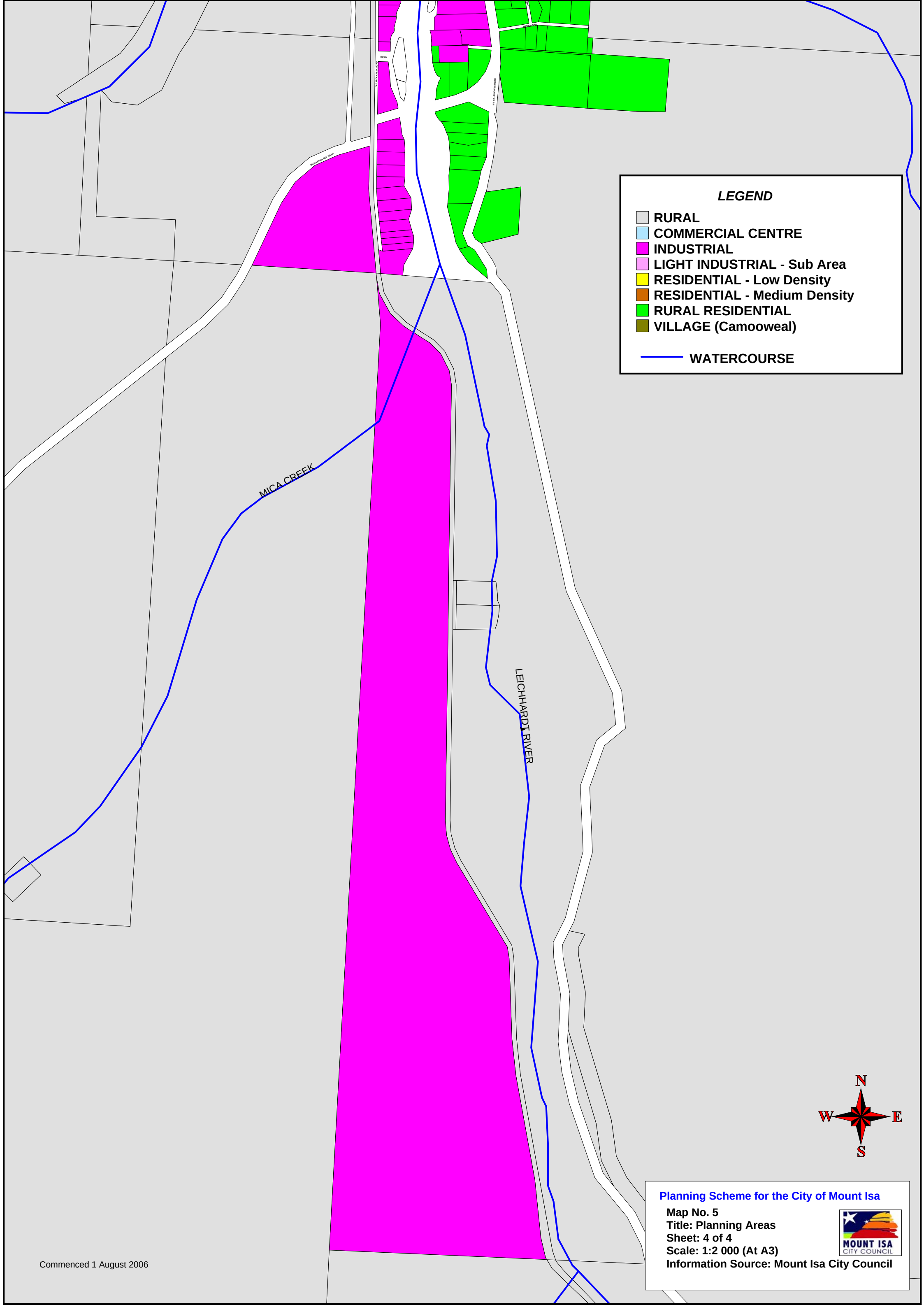
Commenced 1 August 2006

ADJOINS MAP 5

Planning Scheme for the City of Mount Isa

Map No. 4
Title: Planning Area
Sheet: 3 of 4
Scale: 1:2 000 (at A3)
Information Source: Mount Isa City Council

MOUNT ISA CITY COUNCIL



Commenced 1 August 2006

Planning Scheme for the City of Mount Isa

Map No. 5
Title: Planning Areas
Sheet: 4 of 4
Scale: 1:2 000 (At A3)
Information Source: Mount Isa City Council

MOUNT ISA CITY COUNCIL

LEGEND

- Natural Area
- Scenic Rim
- Lake Moondarra
- Major Watercourse
- Cadastral Boundary

Note:The numbers at the margins of the map are Australian Map Grid co-ordinates.

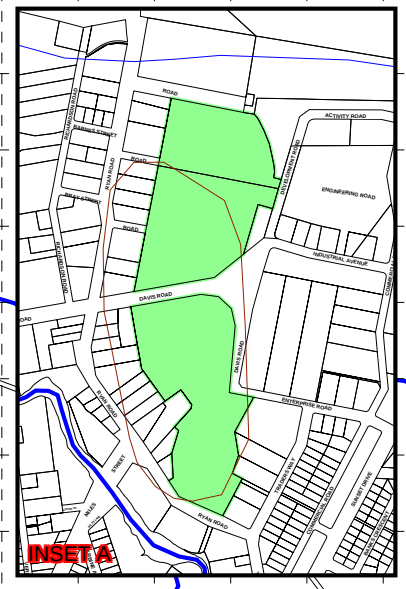
7735000 N
7730000 N
7725000 N
7720000 N
7715000 N
7710000 N
7705000 N
7700000 N

340000 E
345000 E
350000 E
355000 E
360000 E

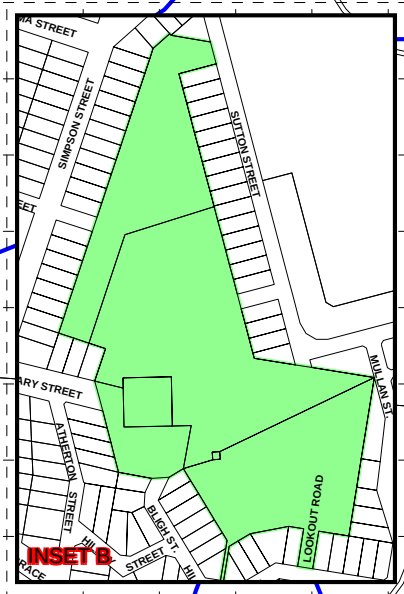
LEICHHARDT RIVER
SPEAR CREEK
Depot Creek
BREAKAWAY CREEK
LAGOON CREEK
LENA CREEK
MICA CREEK
Diamantina Developmental Road

SEE INSET A FOR DETAILS
SEE INSET B FOR DETAILS
SEE INSET C FOR DETAILS

INSET A



INSET B



INSET C

N
W E
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Commenced 1 August 2006

Planning Scheme for The City of Mount Isa

Map No: 6
Title: Natural Areas & Scenic Rim
Sheet: 1 of 1
Scale: 1 : 10 000 (at A3)

MOUNT ISA CITY COUNCIL

LEGEND

- Major Watercourse
- Minor Watercourse
- Local Government Boundary
- Road
- Australian Map Grid (Zone 54)
- Cadastral Boundary

Note: The numbers at the the margins of the map are Australian Map Grid Co-ordinates

200000 E
250000 E
300000 E
350000 E

8000000 N
7950000 N
7900000 N
7850000 N
7800000 N
7750000 N
7700000 N
7650000 N

Riversleigh Road
Camooweal - Gregory Road
Norfolk Road
Gregory - Camooweal Road
Thorntonia - Yelvertoft Road
Highland Plains Road
Gunpowder Road
Barkly Highway
Camooweal - Urandangi Road
Old May Downs Road
Lake Julius Road
Diamantina Developmental Road
GEORGINA RIVER
LEICHHARDT RIVER
BREAKAWAY CREEK

Camooweal
Mount Isa

LAKE JULIUS
See Inset B for Details

For Detail of this Area See Map No. 8

Inset B: Lake Julius

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Planning scheme for the City of Mount Isa

Map No. 7
Title: RIVERINE CORRIDORS OVERLAY
Sheet: 1 of 2
Scale: 1 : 100 000 (at A3)
Information Source: Geoscience Australia

MOUNT ISA CITY COUNCIL

Commenced 1 August 2006

LEGEND

- Major Watercourse
- Minor Watercourse
- Lake Moondarra
- Railway
- Cadastral Boundary

Note: The numbers at the margins of the map are Australian Map Grid co-ordinates.

Lake Moondarra
Spring Creek
LEICHHARDT
NORTH BRANCH
BARKLY HIGHWAY
MOONDARRA DRIVE
GUM CREEK
SLAUGHTERYARD CREEK
SPEAR CREEK
BIG SANDY CREEK
King Gully
Depot Creek
Star Gully
Death Adder Gully
GIN CREEK
DINGO CREEK
BARKLY HIGHWAY
GORGE CREEK
BREAKAWAY CREEK
KENA CREEK
LAGOON CREEK
LEICHHARDT RIVER
MOUNT ISA DUCHESS ROAD
MICA CREEK
DIAMANTINA DEVELOPMENTAL ROAD
SYBELLA CREEK
STOCKYARD CREEK
BROWNS CREEK

7 725 000
7 720 000
7 715 000
7 710 000
7 705 000
7 700 000
7 695 000
7690000
340 000
345 000
350 000

N
W
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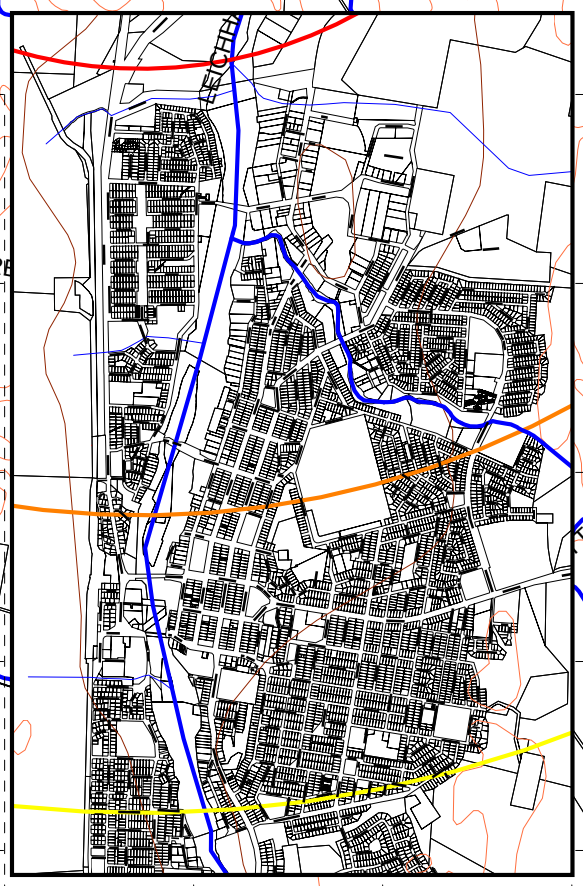
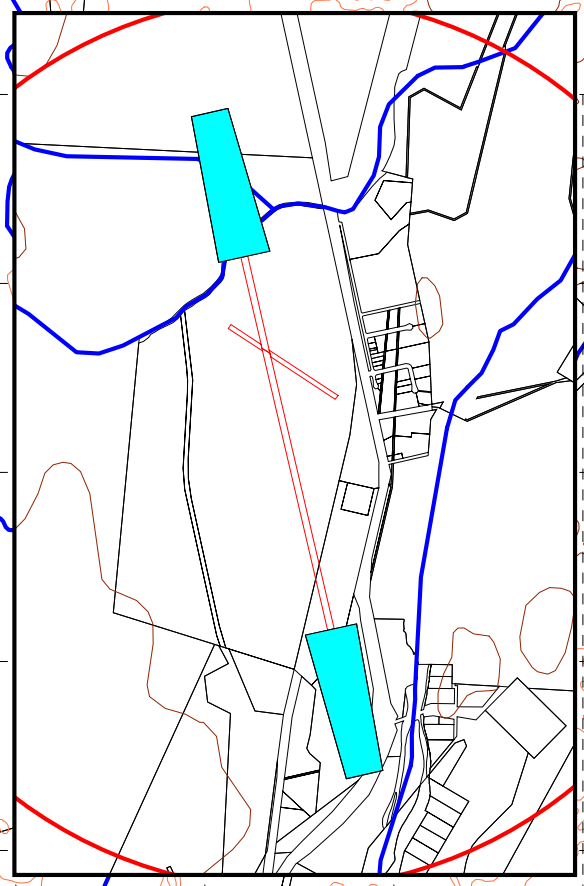
Commenced 1 August 2006

Planning Scheme for the City of Mount Isa

Map No: 8
Title: Riverine Corridors Overlay
Sheet: 2 of 2
Scale: 1 : 10 000 (at A3)
Information Source: Mount Isa City Council

MOUNT ISA CITY COUNCIL





LEGEND

- Contour (50m Interval)
- 350m (AHD) Contour
- Watercourse
- Lake Moondarra
- Public Safety Area

Operational Airspace Boundaries

- 3 km radius
- 6 km radius
- 8 km radius
- 13 km radius
- 15 km radius

Note:
1. Numbers at the margins of the map are Australian Map Grid co-ordinates.
2. Dimensions stated at the operational airspace boundaries are the radii of the circles centred at the mid-point of the runway.

GUNPOWDER CREEK
TERBOX CREEK
LITTLE TEMPLETON RIVER
CREEK
Spring Creek
Lake Moondarra
BEETLE CREEK
7720000 N
TEMPLETON RIVER
SLAUGHTERYARD CREEK
NORTH BRANCH
BARKLY HIGHWAY
MOONDARRA DRIVE
BIG SANDY CREEK
3 km
6 km
8 km
13 km
15 km
BARKLY HIGHWAY
DIAMANTINA DEVELOPMENTAL ROAD
ANCA CREEK
SYBELLA CREEK
7700000 N
YARINGA CREEK
BIG TOBY CREEK
BLACK CREEK
GALAH CREEK
LITTLE GALAH CREEK
BROWNS CREEK
LITTLE TOBY CREEK
Commenced 1 August 2006

N
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S

Planning Scheme for the City of Mount Isa

Map No: 9
Title: Airport Overlay
Sheet: 1 of 4
Operational Airspace & Public Safety Areas
Scale: 1 : 2000 (at A3)
Infromation Source: Queensland Department of Transport

MOUNT ISA CITY COUNCIL

LEGEND

- Transmitter
- Transmitter Sensitive Area
- Transmitter (Emergency)
- Transmitter (Emergency) Sensitive Area
- Receiver
- Receiver Sensitive Area
- DME/VOR
- DME Sensitive Area
- VOR Sensitive Area
- NDB
- NDB Sensitive Area
- VHF
- VHF Sensitive Area
- Contour (50m Interval)
- 350 m (AHD) Contour
- Australian Grid Map
- Watercourse

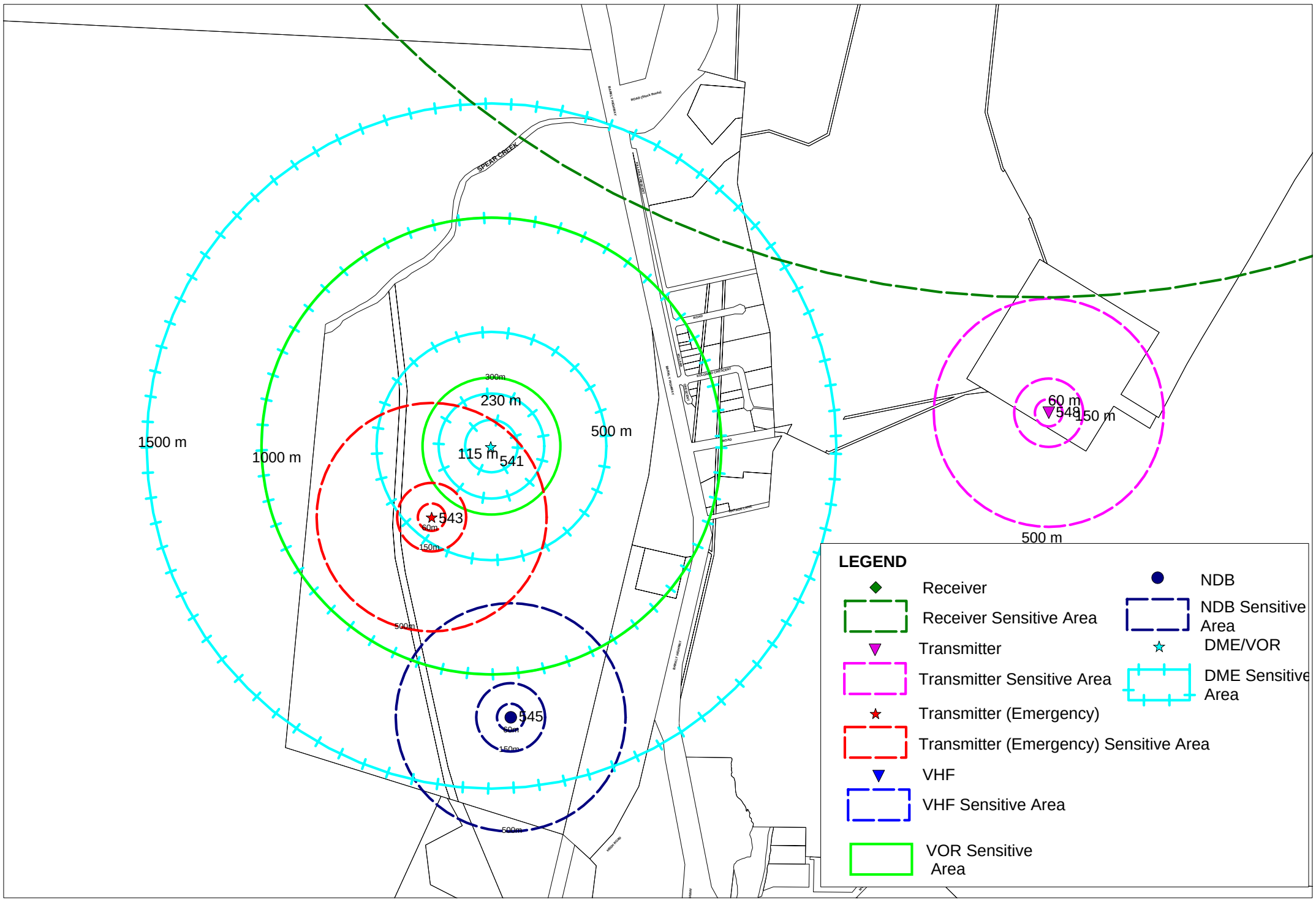
335 000
340 000
345 000
350 000
30 000
7 725 000
20 000
715 000
7 710 000
7 705 000
12km
4km
1.7km
Spring Creek
Leichhardt River
Mount Isa
Spear Creek
Leichhardt River
Moondarra Drive
1000 m
500 m
150 m
60 m
1500 m
Lena Creek

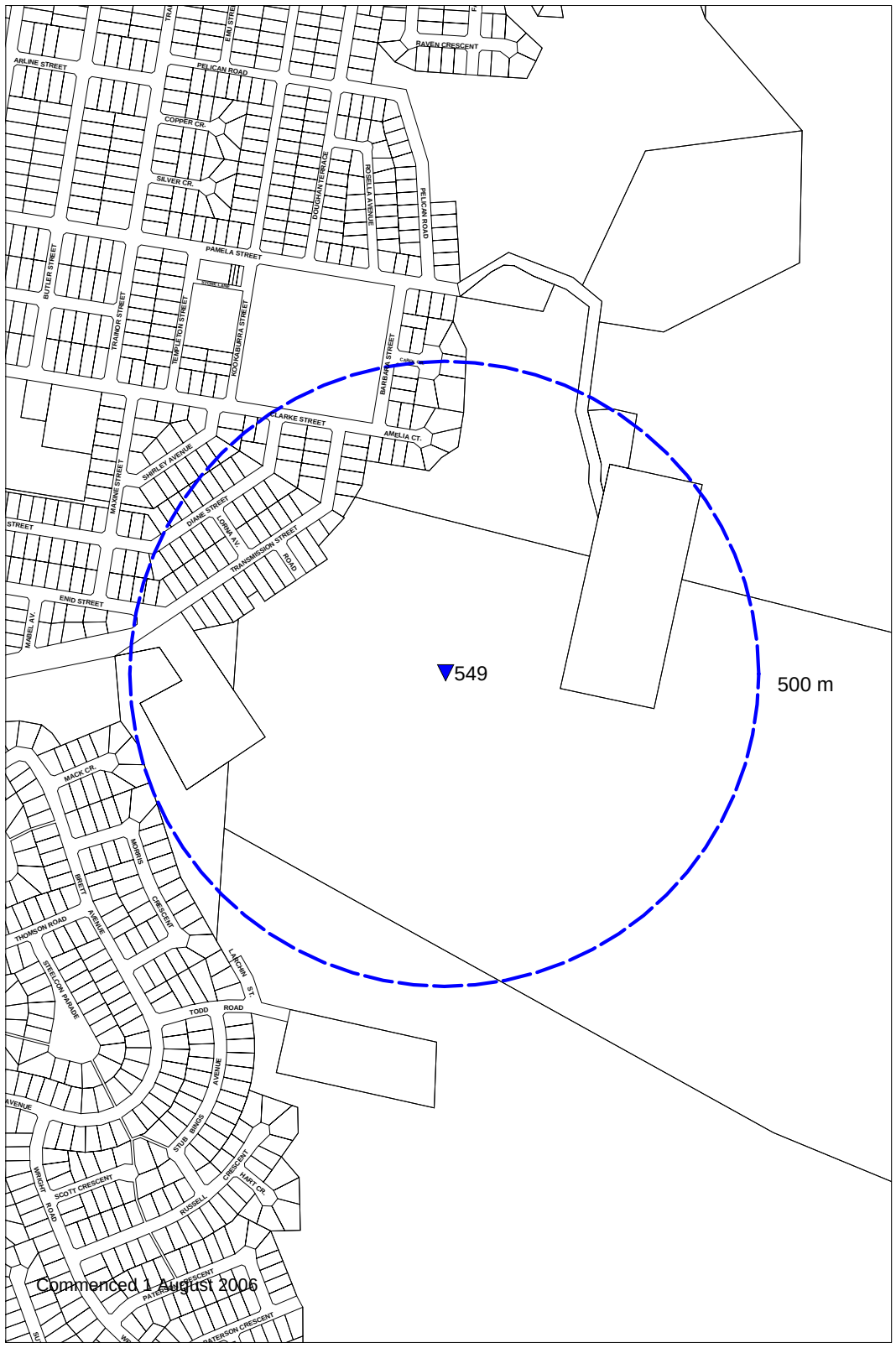
Planning Scheme for the City Of Mount Isa

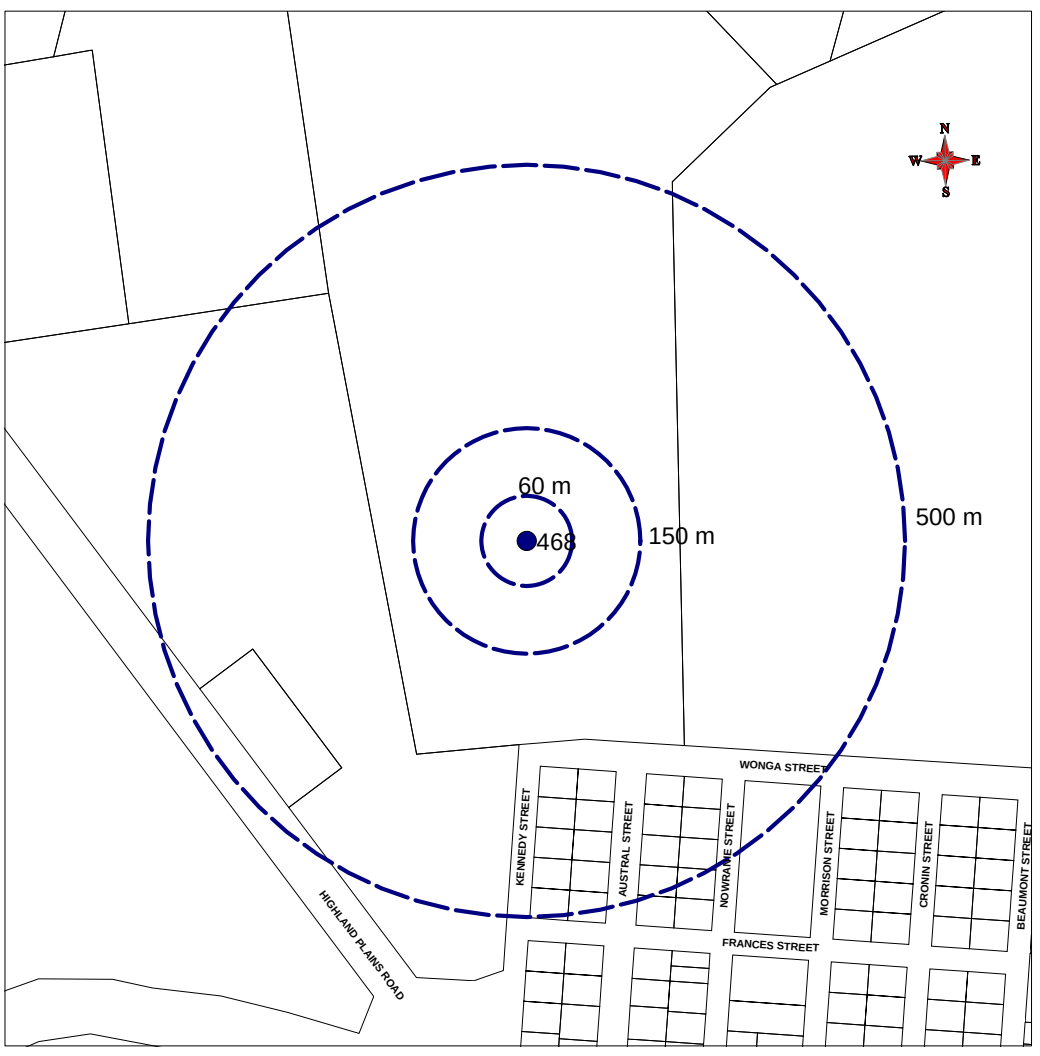
Map No: 10
Title: Airport Overlay
Sheet: 2 of 4
Aviation Facilities
Scale: 1 : 10 000 (at A3)
Information Source: Queensland Department of Transport

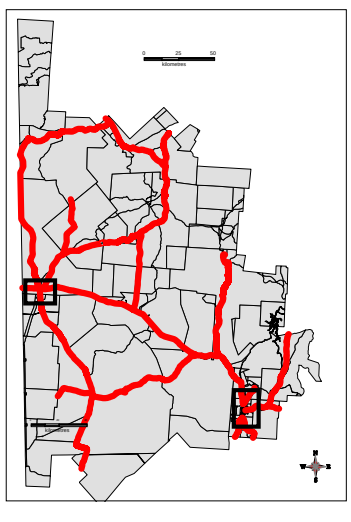
MOUNT ISA CITY COUNCIL

Commenced 1 August 2006









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Commenced 1 August 2006

Planning Scheme for the City Of Mount Isa

Map No:11
Title: Airport Overlay
Sheet: 3 of 4
Aviation Facilities
Scale: as shown

MOUNT ISA CITY COUNCIL

341000 E
342000 E
343000 E
344000 E
7717000 N
7716000 N
7715000 N
7714000 N
7713000 N
7712000 N
7711000 N
7710000 N
35
30
25
20
Leichhardt River
N
W
E
S

LEGEND

- Watercourse
- Cadastral Boundary
- ANEF 20
- ANEF 25
- ANEF 30
- ANEF 35
- Australian Map Grid

Note: The numbers located at the margins are Australian Map Grid co-ordinates.

Commenced 1 August 2006

Planning Scheme for the City Of Mount Isa

Map No: 12
Title: Airport Overlay
Sheet: 4 of 4
ANEF Contours
Scale: 1 : 2000 (At A3)
Information Source: Queensland Department of Transport

MOUNT ISA CITY COUNCIL

Prepared By:

Mount Isa City Council

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Map 21

Map 14

Map 15

Map 16

Map 17

Map 18

Map 19

Map 20

Camooweal

Mount Isa

Legend

- 1 in 15 year ARI
- 1 in 100 year ARI
- Indicative Boundaries
- Cadastral Boundaries
- MapSheets

N

Notes

The extent of inundation shown on this map is indicative only.

Water surface levels and depths can be obtained for individual allotments from Mount Isa City Council.

The 1 in 15 year ARI study was not undertaken for the Camooweal Township

Flooding Inundation Maps
Map 13 - Index

1500 0 1500 3000 4500

Meters

Scale: 1:75,000 (at A3)

22/10/2014

A3

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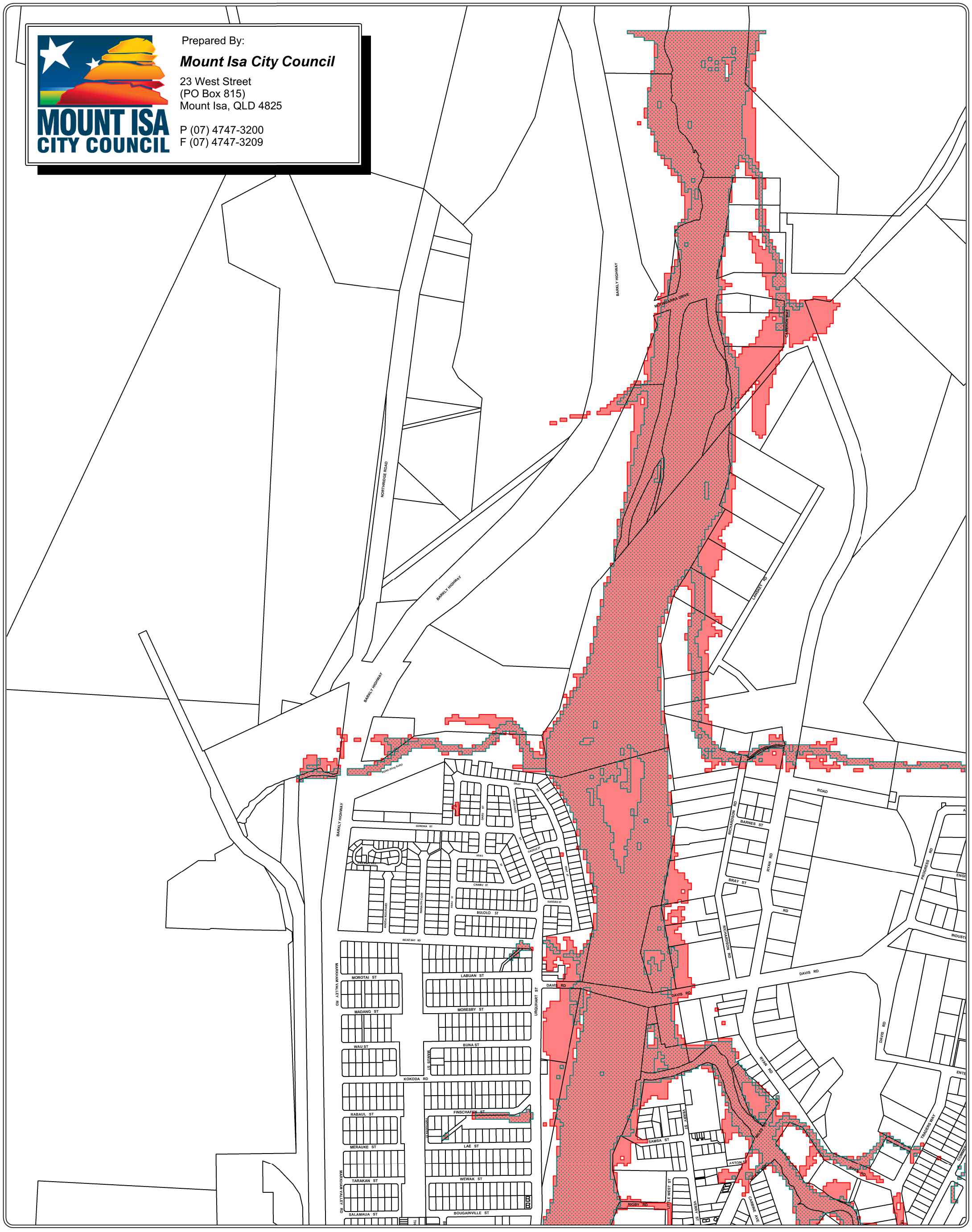

Legend

- 1 in 15 year ARI
- 1 in 100 year ARI
- Indicative Boundaries
- Cadastral Boundaries

N

1

Notes

The extent of inundation shown on this map is indicative only.

Water surface levels and depths can be obtained for individual allotments from Mount Isa City Council.

The 1 in 15 year ARI study was not undertaken for the Camooweal Township

Flooding Inundation Maps
Map 14 - Mount Isa

200 0 200 400 600

Meters

Scale: 1:10,000 (at A3)

22/10/2014

A3

Prepared By:

Mount Isa City Council

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(PO Box 815)
Mount Isa, QLD 4825

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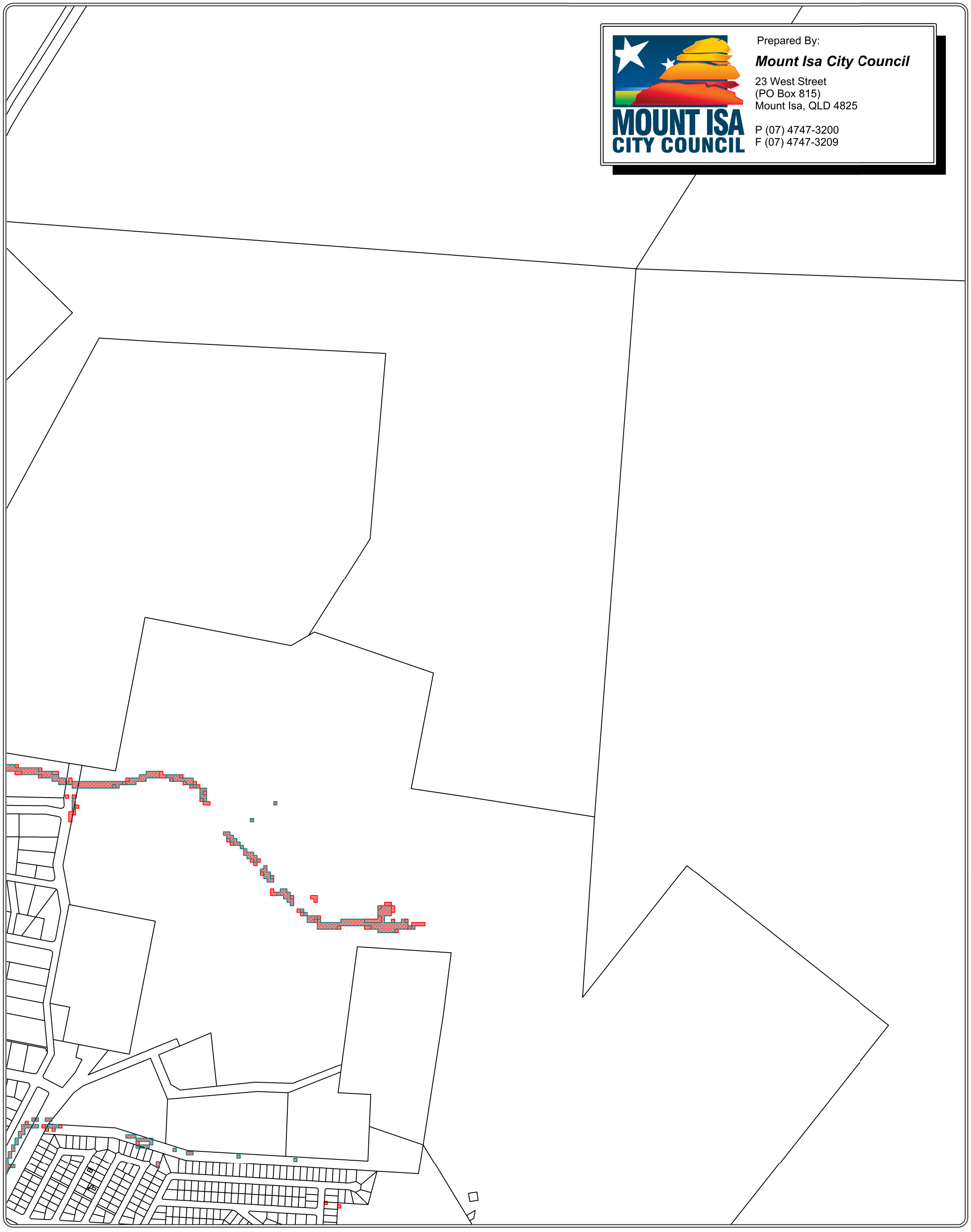
F (07) 4747-3209



Legend

- 1 in 15 year ARI
- 1 in 100 year ARI
- Indicative Boundaries
- Cadastral Boundaries

N

Notes

The extent of inundation shown on this map is indicative only.

Water surface levels and depths can be obtained for individual allotments from Mount Isa City Council.

The 1 in 15 year ARI study was not undertaken for the Camooweal Township

Flooding Inundation Maps
Map 15 - Mount Isa

200 0 200 400 600

Meters

Scale: 1:10,000 (at A3)

22/10/2014

A3

Prepared By:

Mount Isa City Council

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Mount Isa, QLD 4825

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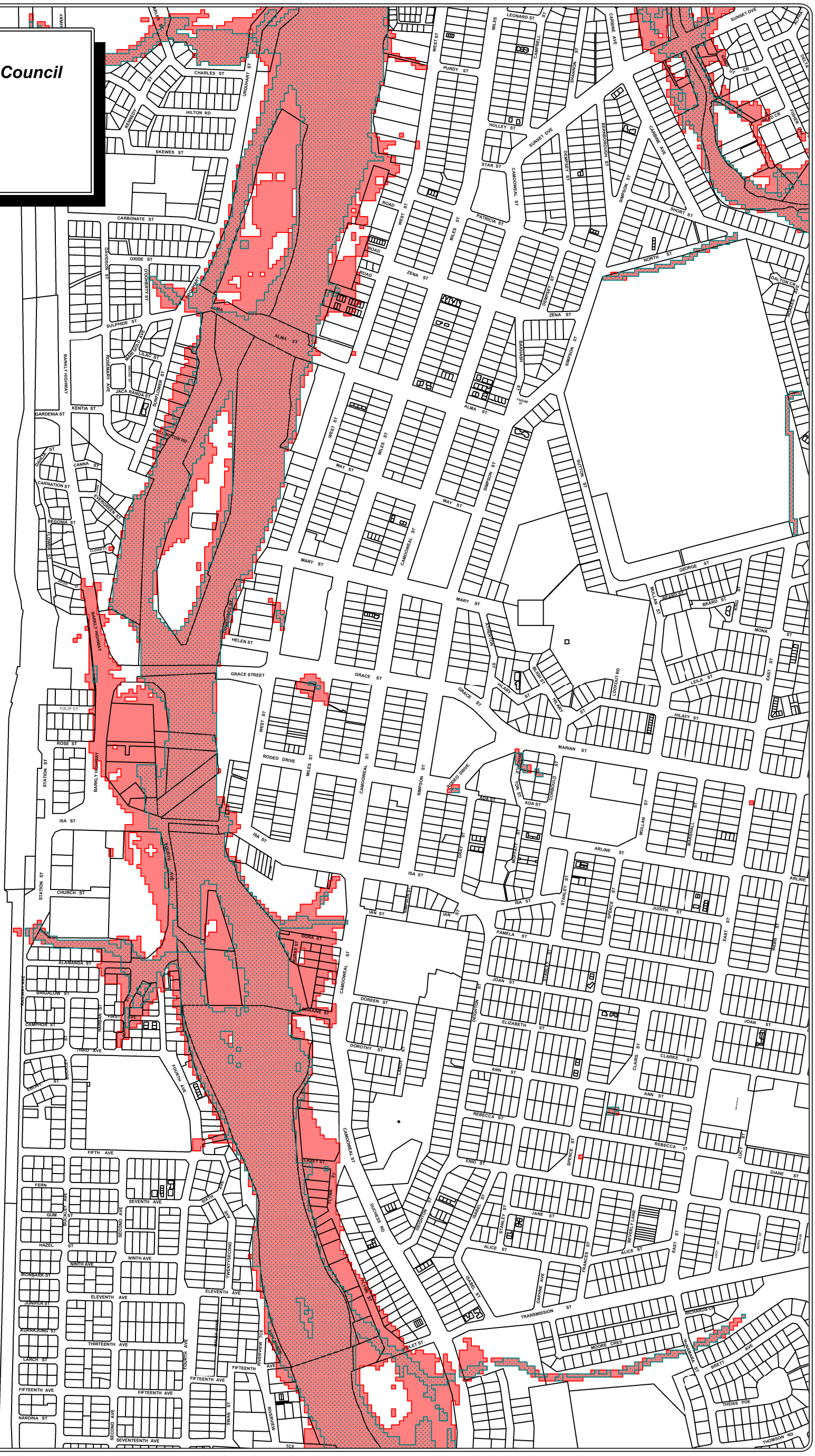

Legend

- 1 in 15 year ARI
- 1 in 100 year ARI
- Indicative Boundaries
- Cadastral Boundaries

N

Notes

The extent of inundation shown on this map is indicative only.

Water surface levels and depths can be obtained for individual allotments from Mount Isa City Council.

The 1 in 15 year ARI study was not undertaken for the Camooweal Township

Flooding Inundation Maps
Map 16 - Mount Isa

200 0 200 400 600

Meters

Scale: 1:10,000 (at A3)

22/10/2014

A3

Prepared By:

Mount Isa City Council

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Mount Isa, QLD 4825

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F (07) 4747-3209

Legend

- 1 in 15 year ARI
- 1 in 100 year ARI
- Indicative Boundaries
- Cadastral Boundaries

N

Notes

The extent of inundation shown on this map is indicative only.

Water surface levels and depths can be obtained for individual allotments from Mount Isa City Council.

The 1 in 15 year ARI study was not undertaken for the Camooweal Township

Flooding Inundation Maps
Map 17 - Mount Isa

200 0 200 400 600

Meters

Scale: 1:10,000 (at A3)

22/10/2014

A3

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F (07) 4747-3209

Legend

- 1 in 15 year ARI
- 1 in 100 year ARI
- Indicative Boundaries
- Cadastral Boundaries

N

Notes

The extent of inundation shown on this map is indicative only.

Water surface levels and depths can be obtained for individual allotments from Mount Isa City Council.

The 1 in 15 year ARI study was not undertaken for the Camooweal Township

Flooding Inundation Maps
Map 18 - Mount Isa

200 0 200 400 600

Meters

Scale: 1:10,000 (at A3)

22/10/2014 A3

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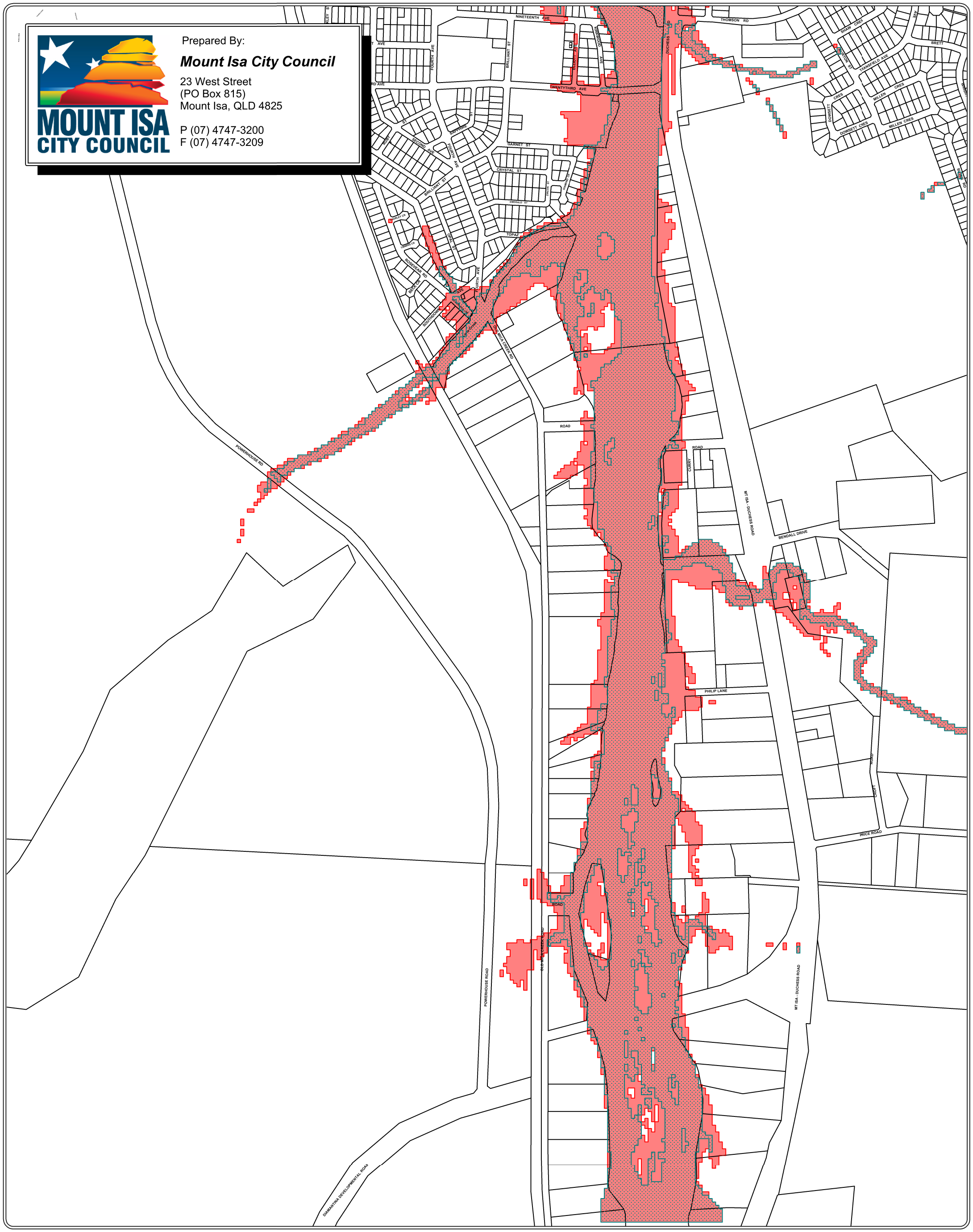
F (07) 4747-3209



Legend

- 1 in 15 year ARI
- 1 in 100 year ARI
- Indicative Boundaries
- Cadastral Boundaries

N

Notes

The extent of inundation shown on this map is indicative only.

Water surface levels and depths can be obtained for individual allotments from Mount Isa City Council.

The 1 in 15 year ARI study was not undertaken for the Camooweal Township

Flooding Inundation Maps
Map 19 - Mount Isa

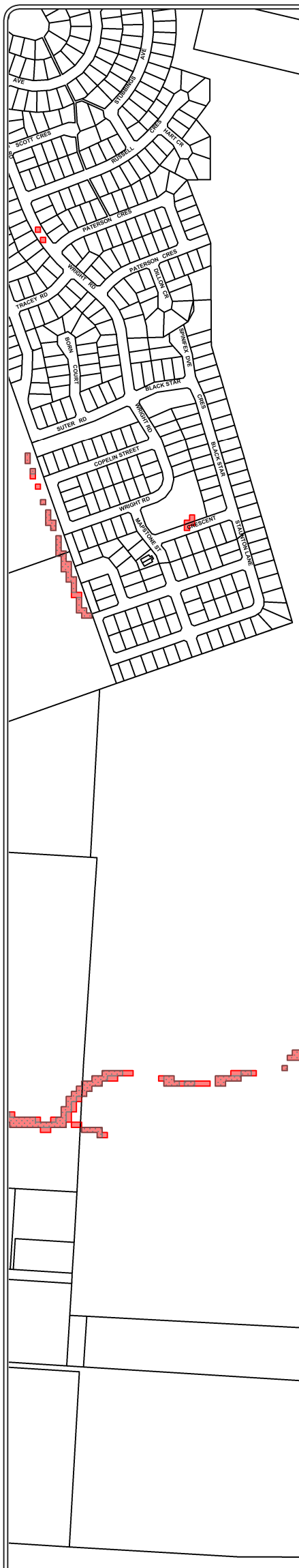
200 0 200 400 600

Meters

Scale: 1:10,000 (at A3)

22/10/2014

A3



Prepared By:

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MOUNT ISA CITY COUNCIL

Legend

- 1 in 15 year ARI
- 1 in 100 year ARI
- Indicative Boundaries
- Cadastral Boundaries

N

Notes

The extent of inundation shown on this map is indicative only.

Water surface levels and depths can be obtained for individual allotments from Mount Isa City Council.

The 1 in 15 year ARI study was not undertaken for the Camooweal Township

Flooding Inundation Maps
Map 20 - Mount Isa

200 0 200 400 600

Meters

Scale: 1:10,000 (at A3)

22/10/2014

A3

Prepared By:

Mount Isa City Council

23 West Street
(PO Box 815)
Mount Isa, QLD 4825

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F (07) 4747-3209

WONGA ST
KENNEDY ST
FRANCES ST
AUSTRAL ST
NOWRANIE ST
MORRISON ST
CRONIN ST
BEAUMONT ST
BARKLY ST
BARKLY HIGHWAY
HIGHLAND PLAINS RD
WORDWNA ST
URANDANGI RD

Legend

- 1 in 100 year ARI
- Indicative Boundaries
- Cadastral Boundaries

N

Notes

The extent of inundation shown on this map is indicative only.

Water surface levels and depths can be obtained for individual allotments from Mount Isa City Council.

The 1 in 15 year ARI study was not undertaken for the Camooweal Township

Flooding Inundation Maps
Map 21 - Camooweal

200 0 200 400 600

Meters

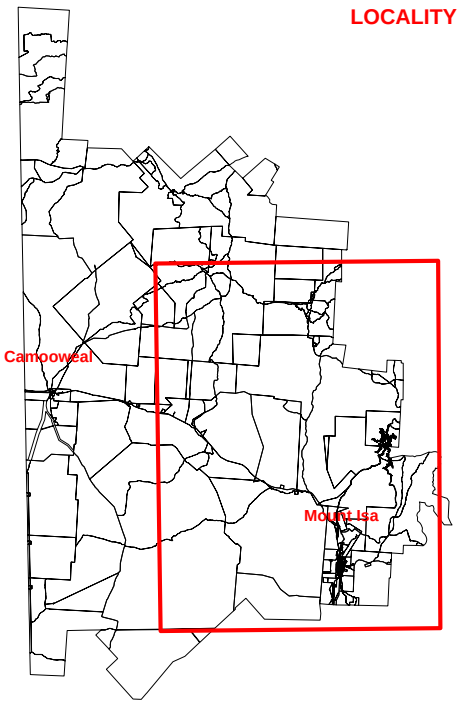
Scale: 1:10,000 (at A3)

22/10/2014

A3

255000 E
280000 E
305000 E
330000 E
355000 E
50000 N
25000 N
00000 N
75000 N
50000 N
25000 N
00000 N
75000 N
Gregory Road
Thorntonia - Yelverton Road
Gunpowder Road
Old May Downs Road
Lake Julius Road
Barkly Highway
Diamantina Developmental Road
Duchess Rd

LOCALITY MAP



LEGEND

- Mining Lease
- Cadastral Boundary
- Minor Road, Track or Stock Route
- Road
- Local Government Boundary
- Australian Map Grid

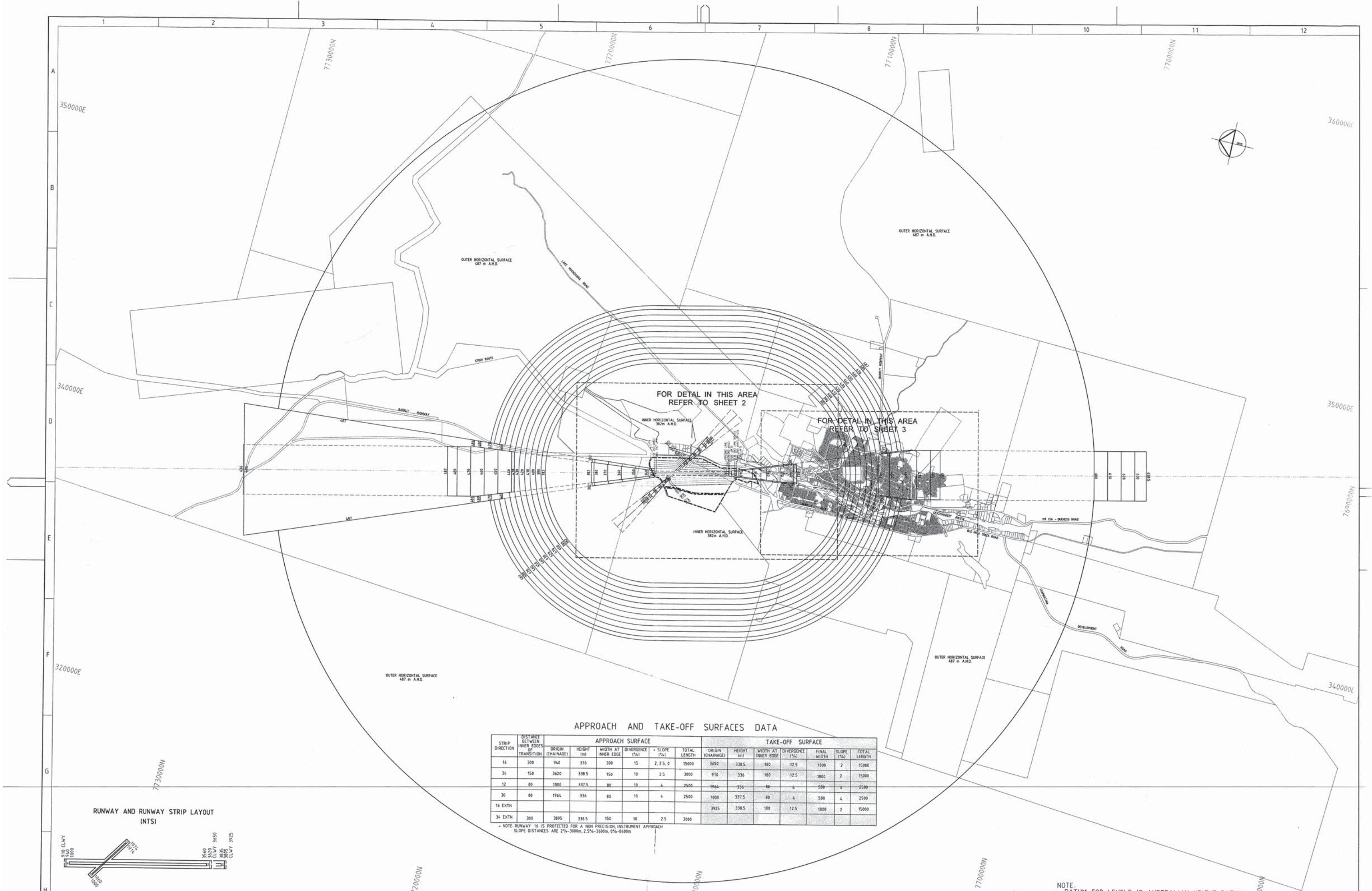
Planning Scheme for the City of Mount Isa

Map No. 22
Title: Mining Leases
Sheet: 1 of 1
Scale: 1 : 25 000 (at A1)
Information Source: DNRME

MOUNT ISA CITY COUNCIL

Note: This map is for information purposes only, for an updated map of Mining Leases please contact DNRME.

Commenced 1 August 2006



APPROACH AND TAKE-OFF SURFACES DATA

STRIP DIRECTION	DISTANCE BETWEEN INNER EDGES OF TRANSITION	APPROACH SURFACE						TAKE-OFF SURFACE						
		ORIGIN (CHAINAGE)	HEIGHT (m)	WIDTH AT INNER EDGE	DIVERGENCE (%)	* SLOPE (%)	TOTAL LENGTH	ORIGIN (CHAINAGE)	HEIGHT (m)	WIDTH AT INNER EDGE	DIVERGENCE (%)	FINAL WIDTH	SLOPE (%)	TOTAL LENGTH
16	300	940	336	300	15	2, 2.5, 0	15000	3650	338.5	180	12.5	1800	2	15000
34	150	3620	338.5	150	10	2.5	3000	910	336	180	12.5	1800	2	15000
12	80	1000	337.5	80	10	4	2500	1964	336	80	4	580	4	2500
30	80	1964	336	80	10	4	2500	1000	337.5	80	4	580	4	2500
16 EXTN								3925	338.5	180	12.5	1800	2	15000
34 EXTN	300	3895	338.5	150	10	2.5	3000							

* NOTE RUNWAY 16 IS PROTECTED FOR A NON PRECISION, INSTRUMENT APPROACH SLOPE DISTANCES ARE 2%-3000m, 2.5%-3600m, 0%-8400m

RUNWAY AND RUNWAY STRIP LAYOUT (NTS)

NOTE:
- DATUM FOR LEVELS IS AUSTRALIAN HEIGHT DATUM
- GRID IS AUSTRALIAN MAP GRID

Planning & Project Services
Drafting Services
Telephone : (07) 3406 3048 Fax.. (07) 3406 3113

ASSOCIATED PLANS: SHEET 2 OBSTACLE LIMITATION SURFACES - SCALE 1:10000
SHEET 3 OBSTACLE LIMITATION SURFACES OVER MOUNT ISA CITY - SCALE 1:10000

THIS PLAN RETAINS PRELIMINARY STATUS UNLESS ALL SIGNATURES HAVE BEEN APPENDED

ORDER	DRN	DSM	AMENDMENTS	DATE	No
95/0604	I.E.		ORIGINAL ISSUE	8/1/97	1

Operational Plan

OBSTACLE LIMITATION SURFACES

MOUNT ISA AIRPORT

DRAWING No FMP 95/0604 | SHEET 1

Federal Airports Corporation

SCALE 0 2500 5000 METRES 1.50000

Commenced 1 August 2006

CAD FILE : /usr2/mtisa/wo950604.dgn

INNER HORIZONTAL SURFACE
382m A.H.D.

STOCK ROUTE

BARKLY HIGHWAY

LAKE MOONDARRA ROAD

RWY END 1000
STRIP END 1140
CLWY 910

RWY END 1000
STRIP END 1000
CLWY 1000

RWY END3560
STRIP END3620
CLWY 3650

FUTURE RWY END 3835
FUTURE STRIP END 3895
CLWY 3875

DAVIS ROAD

LEICHHARDT RIVER

DRUGHART STREET

RILEY STREET

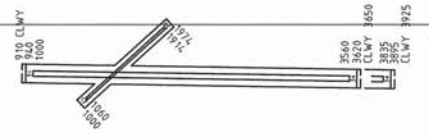
CHARLES STREET

CARBONATE STREET

SUNSET DRIVE

INNER HORIZONTAL SURFACE
382m A.H.D.

RUNWAY AND RUNWAY STRIP LAYOUT (NTS)



APPROACH AND TAKE-OFF SURFACES DATA

STRIP DIRECTION	DISTANCE BETWEEN INNER EDGES OF TRANSITION	APPROACH SURFACE						TAKE-OFF SURFACE						
		ORIGIN (CHAINAGE)	HEIGHT (m)	WIDTH AT INNER EDGE	DIVERGENCE (%)	* SLOPE (%)	TOTAL LENGTH	ORIGIN (CHAINAGE)	HEIGHT (m)	WIDTH AT INNER EDGE	DIVERGENCE (%)	FINAL WIDTH	SLOPE (%)	TOTAL LENGTH
16	300	940	336	300	15	2, 2.5, 0	15000	3650	338.5	180	12.5	1800	2	15000
~~34~~	~~150~~	~~3620~~	~~338.5~~	~~150~~	~~10~~	~~2.5~~	~~3000~~	~~910~~	~~336~~	~~180~~	~~12.5~~	~~1800~~	~~2~~	~~15000~~
12	80	1000	337.5	80	10	4	2500	1964	336	80	4	580	4	2500
30	80	1964	336	80	10	4	2500	1000	337.5	80	4	580	4	2500
16 EXTN								3925	338.5	180	12.5	1800	2	15000
34 EXTN	300	3895	338.5	150	10	2.5	3000							

* NOTE: RUNWAY 16 IS PROTECTED FOR A NON PRECISION INSTRUMENT APPROACH SLOPE DISTANCES ARE 2%-3000m, 2.5%-3600m, 0%-8400m

NOTE:
- DATUM FOR LEVELS IS AUSTRALIAN HEIGHT DATUM
- GRID IS AUSTRALIAN MAP GRID
- REFER TO SHEET 1 FOR AREAS BEYOND THIS SHEET'S BORDER

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ASSOCIATED PLANS. SHEET 1 OBSTACLE LIMITATION SURFACES - SCALE 1:50000
SHEET 2 OBSTACLE LIMITATION SURFACES OVER MOUNT ISA CITY - SCALE 1:10000

THIS PLAN RETAINS PRELIMINARY STATUS UNLESS ALL SIGNATURES HAVE BEEN APPENDED

95/0604	I.E.		ORIGINAL ISSUE			8/1/97	1
ORDER	DRN	DSM	AMENDMENTS			DATE	No

SCALE 0 500 1000 METRES 1:10000
Commenced 1 August 2006

Operational Plan

OBSTACLE LIMITATION SURFACES

MOUNT ISA AIRPORT

DRAWING No FMP 95/0604 SHEET 2

Federal Airports Corporation

B1

CAD FILE : /usr2/mtisa/wo9506042.dgn

INNER HORIZONTAL SURFACE
382m A.H.D.

OUTER HORIZONTAL SURFACE
487m A.H.D.

INNER HORIZONTAL SURFACE
382m A.H.D.

OUTER HORIZONTAL SURFACE
487m A.H.D.

ASSOCIATED PLANS: SHEET 1 OBSTACLE LIMITATION SURFACES - SCALE 1:50000
SHEET 2 OBSTACLE LIMITATION SURFACES - SCALE 1:10000

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ORDER	DRN	DSM	AMENDMENTS	DATE	No
950604	I.E.		ORIGINAL ISSUE	28/04/97	1

Operational Plan

OBSTACLE LIMITATION SURFACES
OVER MOUNT ISA CITY

MOUNT ISA AIRPORT

DRAWING No FBP 95/0604
SHEET 3

Federal Airports Corporation

A1

Commenced 1 August 2006

SCALE 0 500 1000 METRES 1:10000

CAD FILE /usr2/mtisa/wo9506043.dgn