

Economic Development Queensland



Blackwater East Priority Development Area Proposed Development Scheme

October 2013

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Blackwater East Priority Development Area Proposed Development Scheme

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Contents

Blackwater East Priority Development Area Proposed Development Scheme

Introduction.....1	Introduction.....1
Strategic Context..... 2	1.1 Economic Development Act..... 1
	1.2 Priority Development Area..... 1
	1.3 Application of the development scheme..... 1
Land Use Plan.....5	1.4 Elements of the development scheme..... 1
	1.5 Acknowledgements 1
Infrastructure Plan14	Strategic Context..... 2
Implementation Strategy 15	2.1 Location 2
Schedules16	2.2 Vision 3
	Land Use Plan.....5
	3.1 Operation of the land use plan 5
	3.2 Development assessment 6
	3.3 PDA-wide criteria..... 8
	3.4 Zone provisions..... 10
	Infrastructure Plan14
	Implementation Strategy 15
	Schedules.....16
	Schedule 1: Exempt development 16
	Schedule 2: Definitions 18



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1.1 Economic Development Act

The *Economic Development Act 2012* (the Act) establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the functions of the Act.

The main purpose of the Act is to facilitate economic development and development for community purposes in the State. The Act seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the State declared as Priority Development Areas (PDAs).

1.2 Priority Development Area

The Blackwater East Priority Development Area (PDA) was declared by regulation on 21 June 2013.

1.3 Application of the development scheme

The Blackwater East PDA Development Scheme (the scheme) is applicable to all development on land within the boundaries of the PDA.

From the date of approval under a regulation, the scheme replaces the Blackwater East PDA Interim Land Use Plan which commenced upon declaration.

1.4 Elements of the development scheme

The scheme consists of:

- (i) a vision
- (ii) a land use plan
- (iii) an infrastructure plan
- (iv) an implementation strategy.

The vision for the PDA is expressed through the vision statement and the Zoning and structural elements plan (refer Map 2).

The land use plan detailed in Section 3.0 regulates development in the PDA.

The infrastructure plan details the infrastructure necessary to support the land use plan for the PDA.

The implementation strategy describes other strategies and mechanisms that will be used to complement the land use plan and infrastructure plan to achieve the outcomes for the PDA.

1.5 Acknowledgements

The scheme was prepared in collaboration with key stakeholders including Central Highlands Regional Council and state agencies.

2.1 Location

The Blackwater East PDA is located to the east of the existing Blackwater PDA, north of the Capricorn Highway in the local government area administered by Central Highlands Regional Council. Located within the Bowen Basin coal belt, approximately 200km west of Rockhampton in Central Queensland, the PDA has an area of approximately 130 hectares.

Map 1 shows the PDA boundary and location.

Map 1: Blackwater East Priority Development Area boundary



2.2 Vision

The vision for the Blackwater East PDA builds on and extends the existing Blackwater PDA vision, providing for the delivery of residential development in a town associated with the Bowen Basin mining industry and agriculture. The Blackwater East PDA provides more affordable and diverse housing through the improved supply of residential land, supporting the needs of the Blackwater community.

It includes:

- » delivering a sustainable community that offers housing affordability, diversity, accessibility and choice;
- » provision for a range of community services which complement those already available in the Blackwater community;
- » maximising connectivity;
- » responding to local climate and landscape features;
- » providing walkable streets and neighbourhoods;
- » providing for personal safety and security;
- » enhancing character and amenity;
- » using infrastructure efficiently;
- » demonstrating high quality urban design; and
- » promoting land use and transport integration.

The key structural elements required to facilitate the delivery of the vision are

detailed in Section 2.2.1 and Map 2 - Zoning and structural elements plan.

2.2.1 Structural elements

The Structural elements are identified in Map 2 - Zoning and structural elements plan. The structural elements show how the vision will be physically expressed in the PDA. Development within the PDA should support the delivery of the following elements:

Neighbourhood planning and design

- » encourage development to occur sequentially from stage 1 to 4, with each stage released to meet projected demand; and
- » provide land for community facilities and parks which are accessible to the existing Blackwater community via Cordingley Street and William Street.

Street and Movement Network

- » prior to completion of Stage 4 development, provide an all movement, signalised intersection from the Capricorn Highway into the PDA subject to detailed investigations;
- » ensure that any new connection with the Capricorn Highway also serves as a key entry statement into Blackwater;
- » establish a new neighbourhood connector street running north-south from Hawkins Drive to stage 4 of the development;

- » establish new neighbourhood access streets to service stage 1 of development;
- » establish new key, all movement intersections connecting neighbourhood access streets with neighbourhood collector roads; and
- » provide key entry points and road networks to the PDA for vehicular, pedestrian and cycle access to link the PDA to existing external development and centres.

Environment and open space

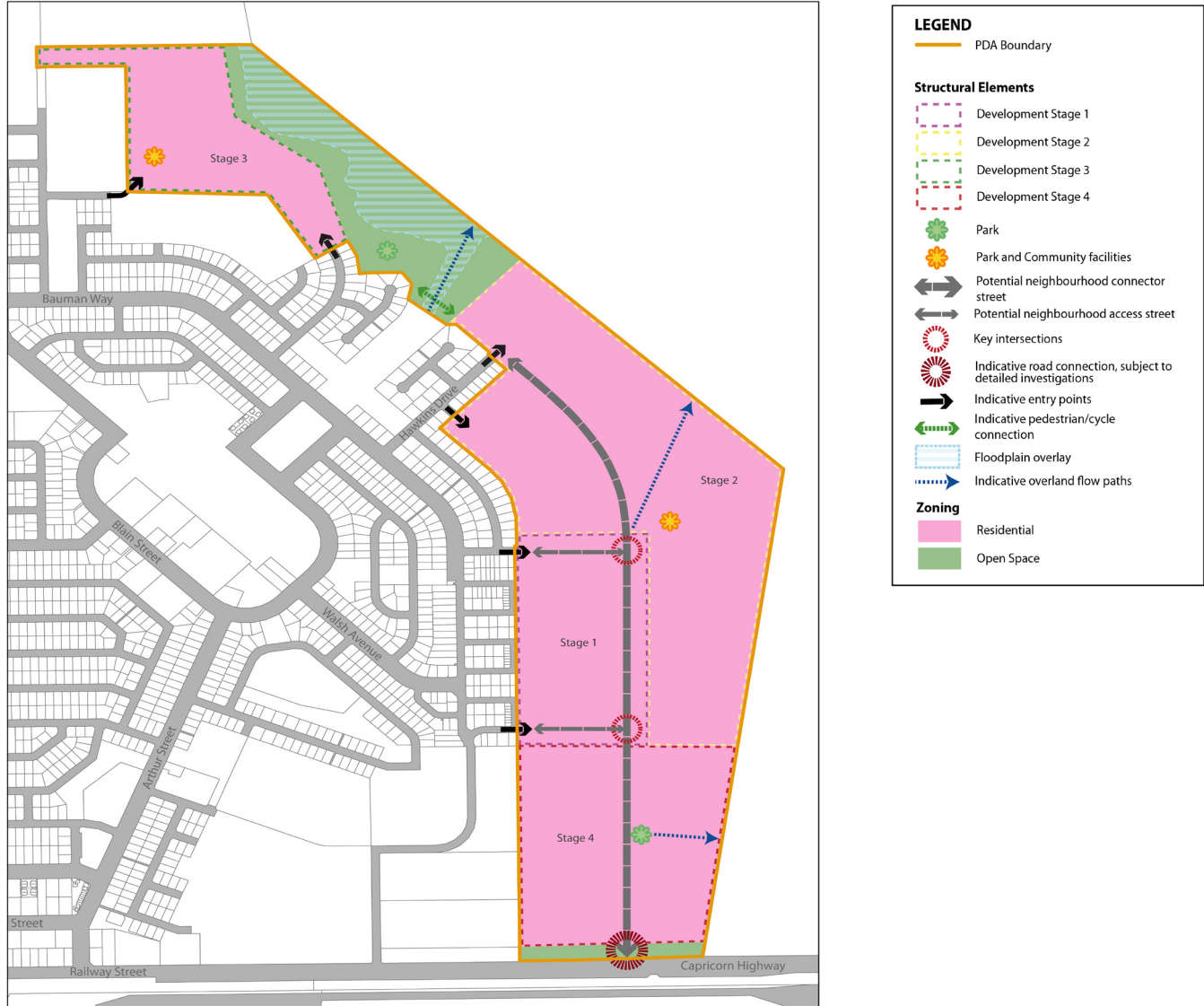
- » establish appropriately sized and designed stormwater detention and treatment facilities;
- » promote evenly distributed, well-connected and accessible local parks; and
- » avoid development within areas identified as being flood prone¹.

Service Infrastructure

- » have regard to overland flow paths in the design and siting of development and infrastructure.

¹ Refer to the Draft Central Highlands Regional Council Floodplain Management Study and Plans 2013

Map 2 - Zoning and structural elements plan



3.1 Operation of the land use plan

3.1.1 Purpose of the land use plan

The land use plan seeks to facilitate the development of the Blackwater East PDA by establishing the PDA development requirements that regulate development to achieve the vision for the PDA.

3.1.2 PDA development requirements

The PDA development requirements are expressed as:

- (i) PDA-wide criteria (see section 3.3);
- (ii) zone provisions (see sections 3.4) (Refer to Map 2); and
- (iii) self-assessable provisions (see Schedule 3).

The PDA-wide criteria apply to all PDA assessable development in the PDA but do not apply to exempt or PDA self-assessable development.

Self-assessable provisions:

- (i) do not apply to exempt development, and
- (ii) apply to PDA self-assessable development.

The Department of State Development, Infrastructure and Planning (DSDIP) guidelines provide guidance on how to achieve the PDA-wide criteria.²

3.1.3 Levels of assessment

Table 1: Levels of assessment prescribed for each zone:

- (i) PDA exempt development (column 1);
- (ii) PDA self-assessable development (column 2);
- (iii) PDA assessable development which is permissible (column 3A); and
- (iv) PDA assessable development which is prohibited (column 3B).

3.1.4 Schedules

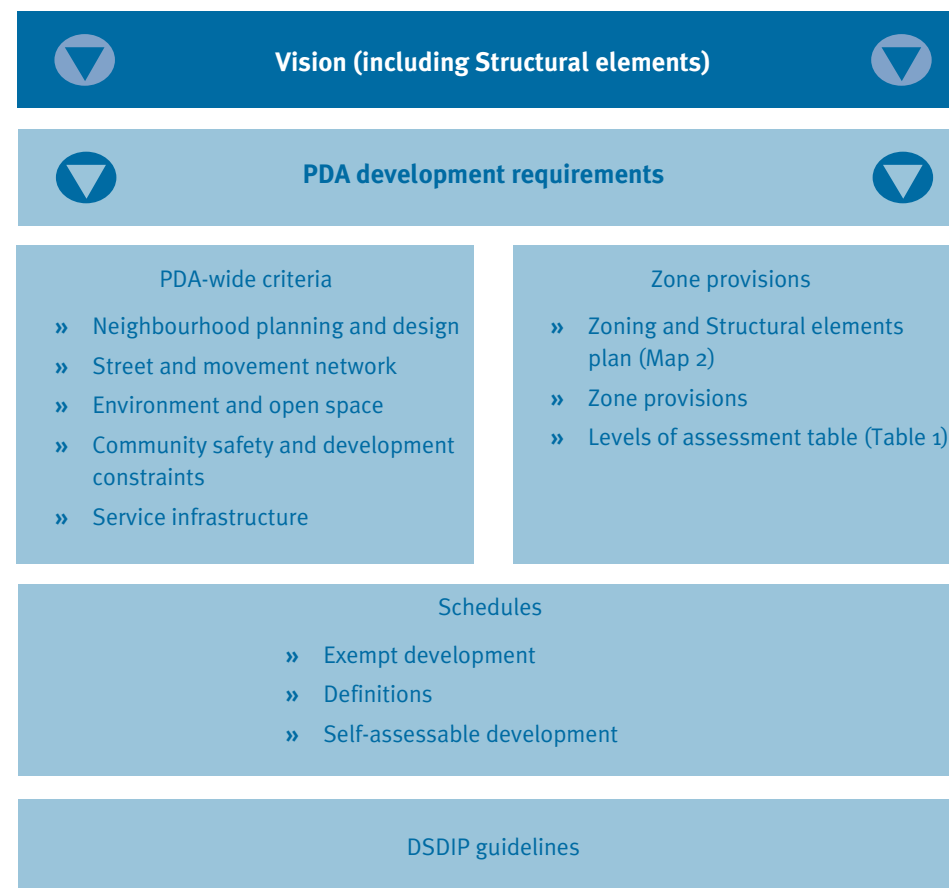
Schedule 1 identifies development that is exempt from assessment for the whole of the PDA.

Schedule 2 provides the use and administrative definitions required to interpret and apply the scheme.

Schedule 3 sets out the specific requirements applying to self-assessable development for a house and are referenced in the level of assessment table.

² Available at www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html. Guidelines should be read in conjunction with the land use plan, infrastructure plan and implementation strategy and any other document or guideline called up by the Development Scheme.

Figure 1: Purpose of the land use plan and relationship of development scheme components



3.2 Development assessment

3.2.1 Interpretation

Section 33 of the Act defines development.

Schedule 2 defines particular words used in this scheme, including uses and administrative terms.

3.2.2 Development Application

To the extent the PDA-wide criteria and DSDIP guidelines are relevant, they are to be taken into account in the preparation of a PDA development application and the assessment of the application by the MEDQ.

The infrastructure plan and implementation strategy may include further information which should be taken into account in the preparation, design and feasibility of development approvals.

3.2.3 Development approval

Identification of development as PDA assessable development does not mean that a PDA development approval (with or without conditions) will be granted.

PDA assessable development requires a PDA development application to be lodged with the MEDQ for assessment and decision.

Approval is required before PDA assessable development is undertaken.

3.2.4 Development consistent with the land use plan

PDA assessable development is consistent with the land use plan if:

- (i) the development complies with all relevant PDA-wide criteria, or
- (ii) the development does not comply with one or more of the aspects of the PDA-wide criteria but:
 - a. the development does not conflict with the PDA vision; and
 - b. there are sufficient grounds to justify the approval of the development despite the non compliance with the PDA-wide criteria.

In this section 'grounds' means matters of public interest which include the matters specified as the main purposes of the Act as well as:

- (i) superior design outcomes;
- (ii) overwhelming community need.

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

3.2.5 Development inconsistent with the land use plan

PDA prohibited development is inconsistent with the land use plan. Under the Act, PDA assessable development that is inconsistent with the land use plan cannot be granted approval.

3.2.6 Plan of Development

A Plan of Development (PoD) may accompany an application for a material change of use or reconfiguring a lot and may deal with residential or non-residential uses as well as operational work.

A PoD is prepared by an applicant and may include maps, graphics and text that collectively demonstrate how proposed uses, works and lots will contribute towards the achievement of the vision and will be consistent with the relevant PDA development requirements.

The PoD cannot include land beyond the boundary of the land and the subject of the application, but may cover only part of the land the subject of the application.

Under Table 1: Levels of assessment, development approved in accordance with a PoD is exempt development and requires no further development approval under the scheme.

For further advice on preparing a PoD refer to the applicable EDQ practice note.³

3.2.7 Infrastructure agreements

A PDA development condition may require the land owner to enter into an infrastructure agreement to address the provisions and requirements of the infrastructure plan and implementation strategy.

³ Available at www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html.

3.2.7 Consideration in principle

A request may be made to the MEDQ for consideration in principle for proposed development.

In considering the request, the MEDQ may decide to:

- (i) support all or part of the proposed development with or without qualifications that may amend the proposed development;
- (ii) oppose all or part of the proposed development; or
- (iii) give no indication of either support or opposition to all or part of the proposed development.

The MEDQ, when considering a development application:

- (i) is not bound by any decision made regarding an application for consideration in principle; or
- (ii) may give such weight as it considers appropriate to the decision in respect of the application for consideration in principle.

3.2.8 Notification requirements

A PDA development application will require public notification if the application is for a material change of use for one of the following:

- » Non-resident worker accommodation; or
- » A non-residential use adjacent to land in the Residential Zone or a residential use.

3.0 Land use plan: Context

The MEDQ may require public notification in other circumstances if the development application is for a use or of a size or nature which, in the opinion of the MEDQ, warrants public notification.

3.2.9 Land not included in a zone

This section applies to land which is not shown in the land use plan as being included in a zone (unallocated land).

Where the unallocated land adjoins land in a zone, the unallocated land is deemed to be included in that zone.

Where the unallocated land adjoins land included in different zones, the unallocated land is deemed to be included in those zones with the centreline of the unallocated land being the boundary between the zones.

3.2.13 Interim use

An interim use is a land use that, because of its nature, scale, form or intensity, is not an appropriate long term use of the land.

Interim land uses may occur if appropriately developed and operated and where located in areas which will not compromise the zone provision in the longer term.

The MEDQ may approve an interim use if it can be demonstrated that an interim use will not preclude or delay an appropriate long term use or intensity of development.

Information to support an application for an interim use may include:

- » a schedule of land supply and projected

take-up rates; or

- » plans showing how the development could transition from the proposed interim use to an appropriate longer term use.

The MEDQ may impose a condition of approval that limits the duration of an interim use.

Interim uses will only be approved if it can be demonstrated that the use will not prejudice the achievement of the vision for the PDA.

3.3 PDA-wide criteria

The following criteria apply to all PDA assessable development in the Blackwater East PDA. To the extent that the criteria are relevant, they are to be taken into account in the preparation of PDA development applications and the assessment of those applications.⁴

The PDA-wide criteria support the delivery of the structural elements expressed in Section 2.2.1 and Map 2 - Zoning and structural elements plan.

The PDA-wide criteria should be read in conjunction with the relevant zone provisions.

The infrastructure plan and implementation strategy may include further information, which should be taken into account in the design and feasibility of development proposals.

For more detail regarding how to comply with the specific development requirements listed below refer to relevant guidelines.⁵

⁴ Applicants should have regard to the single State Planning Policy which will supersede all State Planning Policies (SPPs) mentioned in this document when it is brought into effect.

⁵ Available at www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html. Guidelines should be read in conjunction with the land use plan, infrastructure plan and implementation strategy and any other document or guideline called up by the Development Scheme.

3.3.1 Neighbourhood planning and design

The timing of development is sequentially delivered from stages 1 to 4 and in a timely manner in accordance with Map 2 to ensure:

- » the type, form and layout of development is carefully planned;
- » other areas of serviced vacant residential land have been assessed for development and released where appropriate; and
- » infrastructure capacity, layout and funding has been addressed.

The form, type and location of houses, streets and public spaces:

- » supports a range of housing options within the PDA with a mix of densities, types, designs, tenures and levels of affordability that are appropriate in the context of surrounding development;
- » appropriately interfaces with existing residential development adjoining the PDA boundary by:
 - » considering densities through minimum lot sizes and the location of property boundaries;
 - » access arrangements;
 - » uses; or
 - » height
- » creates an attractive and appealing place for residents and visitors, with a street pattern which promotes walking and cycling and is permeable, legible and

provides ready access to local parks;

- » maximises north facing orientation of buildings and views to parks and bushland;
- » delivers affordable housing, including housing for key workers not employed in the resources sector, which is designed and located to be well integrated with existing development;
- » delivers accessible housing to meet the changing needs of residents throughout all life stages;
- » ensures residential design is of a high standard, providing adequate safety, privacy, comfort and responsiveness to Blackwater's climate;
- » provides a safe environment through the application of Crime Prevention Through Environmental Design (CPTED) principles such as passive surveillance and activated frontages on streets;
- » maximises connectivity of new residential areas with existing adjacent residential areas and local retail, social, park and community facilities;
- » provides opportunities for community facilities and park uses located on land which can be accessed via a future extension of Cordingly Street;
- » enhances the character and amenity of all areas, particularly residential streets, including minimising the exposure of residents to noise from the Capricorn Highway and the railway line;
- » achieves a balanced mix of lot sizes to provide housing choice and streetscape variety;
- » responds to natural features including topography and natural drainage features;
- » appropriately manages solar access and provides opportunities to benefit from natural ventilation;
- » meets the needs of residents for privacy and protects the privacy of adjoining residents;
- » provides adequate private open space and outdoor areas;
- » incorporates building setbacks that account for slope and protect the amenity and privacy of adjoining uses, including the appropriate use of built to boundary walls;
- » ensures on-site car parking spaces do not dominate the streetscape, and do not interfere with the efficient functioning of the street;
- » integrates fencing into the building, street and park design of public areas; or
- » provides landscaping and design which responds to the climate of Blackwater, minimises potable water usage where possible and enhances the visual amenity of the locality and streetscape while complementing the existing urban area.

Non-resident worker accommodation in the PDA:

- » Larger-scale Non-resident worker

3.0 Land use plan: PDA-wide criteria

accommodation is not appropriate within stages 1, 2 and 3 of the PDA and will be investigated in stage 4 of the PDA once other areas in Blackwater designated to this purpose have been substantially developed.

3.3.2 Street and movement network

Development delivers a well designed street and movement network which:

- » supports the delivery of a neighbourhood connector street and movement network for the PDA;
- » promotes physical and visual connectivity with the Capricorn Highway;
- » ensures the intersection at the Capricorn Highway and the entrance to the PDA is designed and landscaped to slow traffic but maintain reasonable traffic flow;
- » provides a safe and pleasant environment through lighting, pavement treatment and materials, clear sight lines and landscaping;
- » ensures vehicle access and parking establishes safe and convenient access for residents, visitors and workers;
- » supports pedestrian and cycle connections within the PDA which link to existing facilities and the local pedestrian, cycle and road network and support movement to key district and local destinations such as shops, schools, parks and community facilities; or

- » retains existing mature trees where possible.

3.3.3 Environment and open space

The design, siting and layout of development:

- » protects other ecological values and retains where possible existing significant vegetation within parks, along streets and within development sites;
- » provides opportunities to connect to open space areas within and adjoining the PDA and creates parks and open spaces that are safe and accessible for users;
- » provides opportunities for meeting and gathering, and where appropriate, opportunities for informal and formal play;
- » utilises planning strategies which are site responsive and reflect the Blackwater climate;
- » comprises a selection of plants that are endemic to the local area and relevant to both the purpose of vegetation (e.g. shade, landmark, screening) and the identity of Blackwater;
- » ensures an appropriate climate-based orientation and design, ensuring shade is provided, breezes are captured and optimal use is made of natural light;
- » provides adequate parking for vehicles and bicycles;
- » minimises adverse impacts on receiving

water and appropriately manages stormwater including use of total water cycle management and water sensitive urban design principles;⁶ or

- » will achieve an appropriate level of flood immunity.⁷

Development delivers parks which:

- » contribute to the achievement of an integrated, high quality open space network that caters for a variety of recreation functions and experiences to meet the needs of residents and visitors;
- » are accessible for all users;
- » provide linkages with other parks, through roads and other public spaces to form circuits for fitness purposes, walking and cycling;
- » are co-located with land for community purposes, where required;
- » provide multiple purposes and uses including recreational, sporting, ecological and stormwater management functions;
- » incorporate existing natural features where possible and are landscaped to assist in creating neighbourhood identity and wayfinding;
- » retain existing significant vegetation to the greatest possible extent;

⁶ Refer to the water discharge requirements specified in State Planning Policy 4/10 Guideline Healthy Waters and its supporting document Urban Stormwater Quality Planning Guidelines 2010.

⁷ Refer to the Draft Central Highlands Regional Council Floodplain Management Study and Plans 2013.

- » incorporate appropriate erosion and sediment control techniques.

3.3.4 Community safety and development constraints

Development will:

- » be sited, designed and constructed to avoid, minimise or withstand the incidence of a development constraint;
- » ensure that people and property are safe from potential hazards including flooding, bushfire and landslide;⁸
- » take into consideration the predicted impacts of climate change;
- » manage and minimise noise corridors;⁹
- » minimise adverse impacts on amenity during construction;
- » ensure stormwater runoff at the PDA's boundaries does not exceed that which presently exists, and there is no net worsening of flood conditions at the PDA's boundaries;
- » ensure development takes into account current and potential adjoining land uses including agricultural and extractive industries and ensures adequate buffers and boundary treatments that minimise amenity, noise, dust and odour impacts from these uses.

⁸ Refer to relevant DSDIP guidelines.

⁹ Refer to Department of Transport and Main Roads Traffic Noise Management: Code of Practice with respect to external road traffic noise levels and the Queensland Development Code and Section MP4.4 Buildings in a Transport Noise Corridor.

3.3.5 Service infrastructure

Development will protect existing or planned trunk infrastructure and ensure infrastructure and services are:

- » provided in a timely, orderly, integrated and coordinated manner to support urban uses and works;
- » available or capable of being made available (including key infrastructure such as roads, water supply, sewerage, drainage, park network, energy and telecommunications);¹⁰
- » maximising the use of existing infrastructure;
- » constructed or provided to appropriate standards compatible with existing infrastructure or services owned or provided by the relevant infrastructure entity;
- » located and designed to maximise efficiency and ease of maintenance;
- » delivered in advance of the commencement of any new uses or developments which require them;
- » in accordance with relevant standards when delivering parks and open space.¹¹

¹⁰ All applicable infrastructure should meet the requirements of the Capricorn Municipal Development Guideline.

¹¹ Open space areas and parks should be delivered in accordance with the Central Highlands Regional Council Open Space and Recreation Plan 2013.

3.4 Zone provisions

3.4.1 Introduction

Map 2 - Zoning and structural elements plan shows the location and boundaries of zones in the PDA.

3.4.2 Residential Zone intent

The Residential zone caters for a range of residential types, including all residential uses defined in the development scheme.

In particular, the zone caters for detached and attached dwellings in a range of styles and sizes.

Larger-scale Non-resident worker accommodation is not appropriate within stages 1, 2 and 3 of the PDA and will be investigated in stage 4 of the PDA once other areas in Blackwater designated for this purpose have been substantially developed.

Non-residential uses are generally not located in the Residential Zone, with the exception of any Community facility that is of a scale, nature and appearance that is compatible with the residential amenity of the area.

Map 2 - Zoning and structural elements plan identifies indicative locations in the Residential Zone for parks and secondary roads to be provided as lots are created and uses established. Map 2 also identifies the potential location for timely staging of development within the PDA to occur.

3.4.3 Open Space Zone intent

The Open Space Zone includes land used for publically accessible recreation, land allocated for stormwater drainage and other special purposes. Existing rural activities may continue to exist in the Open Space Zone of the PDA.

Within the Open Space Zone, buildings and structures may be developed to provide various community facilities. These could include picnic amenities, children's playgrounds, fitness equipment, dog off-leash areas, facilities for spectators, club buildings and associated off-street parking.

Development which does not complement the function and aesthetic values of the open space area will not generally be supported.

The location and extent of the Open Space Zone is largely defined by the Draft Central Highlands Floodplain Management Study 2013. This study identifies an area of land potentially at threat of inundation by flooding where development including permanent building structures should be avoided.

The open space area that directly adjoins the Capricorn Highway acts as a landscape and amenity buffer between development and the State-controlled road.

3.0 Land use plan: PDA-wide criteria

Table 1: Levels of assessment

Column 1 Exempt development		Column 2 PDA self assessable development	Column 3 – PDA assessable development	
			Column 3A Permissible development	Column 3B Prohibited development
In the Residential Zone				
<div>1. An environmentally relevant activity if:<div>(i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>, and</div><div>(ii) the activity complies with that code.</div></div> <div>2. If the land is not on the Environmental Management Register or Contaminated Land Register:<div>(i) development specified in Schedule 1,</div><div>(ii) development for the following:<div>(a) Home based business</div><div>(b) other residential if not involving building work (other than minor building work)</div><div>(c) Park</div><div>(d) Sales office and display home</div></div><div>(iii) making a material change of use of premises if in accordance with an approved Plan of Development, or</div><div>(iv) carrying our operational work or building if in accordance with a Plan of Development, or</div></div>	<div>1. If the land is not on the Environmental Management Register or Contaminated Land Register¹²:<div>(i) development for a House if the following apply:<div>(a) The lot is 450m² or more</div><div>(b) The lot frontage is 12.5m or more</div><div>(c) The House includes a secondary dwelling, or</div></div></div> <div>(ii) Development for a House if:<div>(a) The lot is less than 450m² but more than 400m², and</div><div>(b) The lot frontage is 10m or more, or</div></div>	<div>1. Reconfiguring a lot that is not mentioned in Schedule 1.</div> <div>2. Making a material change of use of premises if:<div>(i) the use is not defined in Schedule 2, or</div><div>(ii) the change of use is not mentioned in columns 1, 2 or 3B.</div></div> <div>3. Carrying out operational work or building work if the work is not mentioned in columns 1, 2 or 3B.</div>	<div>Development for:</div> <div>1. Adult store if located within the specified separation distance from a sensitive use;</div> <div>2. Brothel;</div> <div>3. Extractive industry;</div> <div>4. High impact industry;</div> <div>5. Low impact industry; or</div> <div>6. Noxious and hazardous industry.</div>	

¹² The applicable self-assessable provisions for House are located in Schedule 3.

Table 1: Levels of assessment continued

Column 1 Exempt development	Column 2 PDA self assessable development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
(v) development for a House if all of the following apply: (a) on a lot 450m ² or more (b) a frontage of 12.5m or more (c) the House does not include a secondary dwelling (d) the development complies with the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP 1.2 - Design and Siting Standard for single detached housing on lots 450m ² and over.	(iii) making a material change of use of premises that is the expansion of the following uses, if for an existing lawful use and the expansion is less than the 10% of the existing total floor area: (a) Cemetery (b) Child care centre (c) Community facility (d) Crematorium (e) Educational establishment (f) Emergency service (g) Other residential if caring for children, or (h) Place of Assembly.		

3.0 Land use plan: Zones

Column 1 Exempt development	Column 2 PDA self assessable development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
In the Open Space Zone			
<div>1. An environmentally relevant activity if:<div>(i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>; and</div><div>(ii) the activity complies with that code.</div></div> <div>2. If the land is not on the Environmental Management Register or Contaminated Land Register:<div>(i) development specified in Schedule 1;</div><div>(ii) development for the following:<div>(a) Park</div></div><div>(iii) making a material change of use of premises if in accordance with an approved Plan of Development; or</div><div>(iv) carrying out operational work or building if in accordance with a Plan of Development.</div></div>	<div>1. If the land is not on the Environmental Management Register or Contaminated Land Register:<div>(i) making a material change of use of premises that is the expansion of the following uses, if for an existing lawful use and the expansion is less than the 10% of the existing total floor area:<div>(a) Cemetery;</div><div>(b) Crematorium;</div><div>(c) Child care centre;</div><div>(d) Community facility;</div><div>(e) Educational establishment;</div><div>(f) Emergency service;</div><div>(g) Other residential if caring for children; or</div><div>(h) Place of assembly.</div></div></div>	<div>1. Reconfiguring a lot that is not mentioned in Schedule 1.</div> <div>2. Making a material change of use of premises if:<div>(i) the use is not defined in Schedule 2; or</div><div>(ii) the change of use is not mentioned in columns 1, 2 or 3B.</div></div> <div>3. Carrying out operational work or building work if the work is not mentioned in columns 1, 2 or 3B.</div>	<div>Development for:</div> <div>1. Adult store if located within the specified separation distance from a sensitive use;</div> <div>2. Brothel;</div> <div>3. Extractive industry;</div> <div>4. High impact industry;</div> <div>5. Low impact industry; or</div> <div>6. Noxious and hazardous industry.</div>

Infrastructure Plan

Infrastructure requirements to achieve the vision for the PDA will be determined through the development assessment process, imposed as conditions of a PDA development approval for development or in an infrastructure agreement and delivered as part of the building and operational works on the site.

Infrastructure will include:

- » parks;
- » pedestrian/cycle networks;
- » roads, streets and intersections;
- » water and sewerage;
- » stormwater management and overland flow path networks.

Infrastructure charges will be based on Central Highlands Regional Council's applicable infrastructure charging document for the area or an Infrastructure Agreement.

Infrastructure delivered as part of the development may be credited against the monetary contribution that would otherwise apply.

State infrastructure funding will be sought under the normal budgetary processes and will be part of an approved State agency capital program.

Road upgrades will be in accordance with traffic studies undertaken as development proceeds, based on the ultimate development. State controlled roads shall be upgraded in accordance with agreements

with the Department of Transport and Main Roads (TMR).

Listed below is infrastructure currently identified for the Blackwater East PDA. Contributions towards infrastructure shall generally be drawn from development contributions from development within the PDA.

Infrastructure	Description of works
Parks	New local parks equally spaced for even open space distribution and designed to appropriately manage stormwater and, where required, co-located with land for community purposes.
Pedestrian/cycle networks	Pedestrian and cycle connections that provide safe and convenient access within and between residential and open space zones within the PDA and linked to existing external development as shown by indicative connections on Map 2 - Zoning and structural elements plan.
Roads, streets and intersections	A new neighbourhood connector street running north-south from Hawkins Drive to the Capricorn Highway.
	New neighbourhood access streets to service residential development in Stage 1.
	A new intersection at Capricorn Highway to service the PDA subject to detailed investigations.
	Upgrading of the rail crossing intersection linking Ardurad Road with the Capricorn Highway.
Water and sewerage	New key, all movement intersections connecting neighbourhood access streets with neighbourhood collector road.
	Water and sewerage works for development that connects to existing networks. Any development in excess of the planned network demand, as determined by the network operator at the time of development, may trigger an assessment of the surrounding infrastructure to determine any requirement for surrounding infrastructure upgrades.
Stormwater management and overland flow path networks	New works linking with external stormwater management works.

5.0 Implementation strategy

The *Economic Development Act 2012* (the Act) requires a development scheme to include an implementation strategy to "achieve the main purposes of the Act for this area, to the extent that they are not achieved by the land use plan or the plan for infrastructure".

The implementation strategy for the Blackwater East PDA Development Scheme (the scheme) incorporates the Blackwater PDA Development Scheme implementation strategy. In addition, the release of land for development within the PDA will be staged sequentially as further development occurs within the Blackwater East PDA. The timing of this release will depend on:

- » projections of demand from the resource sector;
- » the development of existing vacant residential lots within the Blackwater PDA; and
- » the potential release of vacant residential zoned land within the Blackwater PDA that is subject to Native Title negotiations.

The first area of land to be released has been identified as stage 1 on Map 2 - Zoning and structural elements plan.

The process for release of land within the PDA will follow State government policies and processes for freeholding state land.

Schedule 1: Exempt development

Development prescribed in Schedule 4 of the <i>Sustainable Planning Regulation 2009</i> , other than Table 2, item 2 and Table 5, item 14.
Building work
Minor building and demolition work.
Carrying out building work associated with a material change of use that is PDA exempt or self-assessable development.
Carrying out building work associated with an approved material change of use.
Material change of use of premises
Making a material change of use of premises for a Park.
Reconfiguring a lot
Subdivision involving road widening and truncations required as a condition of development approval.
Operational work
Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than 1.8 metres.
Filling or excavation where:
(a) not exceeding 50m ³ in volume or
(b) top dressing to a depth of less than 100 vertical millimetres from ground level.
Carrying out operational work if consistent with an approved Plan of Development (PoD).
Carrying out operational work associated with a material change of use that is PDA exempt development (excluding Park).
Carrying out operational work associated with an approved material change of use.
Carrying out operational work associated with an approved reconfiguration of a lot.
Carrying out operational work associated with the decontamination of land.
Carrying out operational work that is clearing of vegetation:
(a) other than significant vegetation, or
(b) Significant vegetation where:
» the clearing is consistent with an approved PoD;
» carried out by or on behalf of Central Highlands Regional Council or a public sector entity, where the works being undertaken are authorised under a state law;
» in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.

Carrying out operational work that is the placing of advertising devices that:

- » do not exceed 5m² for office, industrial, recreational or entertainment use;
- » are attached to a front fence or facade of a main building;
- » do not project more than 150mm from front facade or front fence;
- » are not illuminated;
- » contain the name of business or operator, the use of premises, the contact details or name and address of building; and
- » comprise no more than two signs.

Plumbing or drainage work

Carrying out plumbing or drainage work.

All aspects of development

Development for Public housing.

Development for a Home based business.

Development consistent with an approved PoD.

Schedule 2: Definitions

Use definitions

Adult store

Means the use of premises for the display, sale or hire of goods to the public where the primary purpose of the business is the display or sale of sexually explicit material, or materials and devices with or used in a sexual practice or activity.

The term does not include the business of a newsagent, registered pharmacist, video hire or a shop where the primary use is concerned with the display, sale or hire of printed or recorded matter (not a of a sexually explicit nature), the sale of underwear or lingerie, or the sale or display of an article or thing primarily concerned with or used in association with a medically recognized purpose.

Brothel

As defined in the *Prostitution Act 1999*, schedule 4.

Business

Means the use of premises used for administration, clerical, technical, professional, medical or veterinarian services or other business activities where the making, selling or hiring of goods on the premises is incidental.

Food premises

Means the use of premises for the preparation and sale of food and drink to the public for consumption on or off the site.

The term includes a cafe, restaurant, coffee shop, bistro, tea room, milk bar, snack bar, kiosk, take-away. The use may include drive through facilities.

Garden centre

Premises used for the display and retail sale of gardening and landscape products and supplies. The term includes the propagation and sale of plants and the sale of seeds, pots, gardening tools, pre-packaged landscaping products (such as fertilisers, potting mix, mulch and stones), outdoor furniture and lighting, letterboxes, garden ornamentation, and literature on gardening. The use may include an ancillary coffee shop or cafe.

Hardware and trade supplies

Premises used for the display, sale, and hire of hardware and trade supplies household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.

Home based business

Means the use of a House or Multiple residential dwelling unit for an occupation or business activity as a secondary use that is compatible with residential amenity outcomes where:

- » the floor area used specifically for the home business does not exceed 50m²;
- » any visitor accommodation does not exceed 4 visitors;
- » there is no hiring out of materials, goods, appliances or vehicles;

- » there is no repairing, servicing, cleaning or loading of vehicles not normally associated with a residential use;
- » the maximum height of a new building, structure or object does not exceed the height of the House or Multiple residential and the setback is the same as, or greater than, buildings on adjoining properties.

Hotel

Means the use of premises for the sale of liquor for consumption on or off site, and may include short-term accommodation, dining and entertainment facilities. The term does not include Non-resident worker accommodation or Short-term accommodation.

Market

Means the use of premises for the display and sale of goods to the public on a regular but infrequent basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use includes ancillary food and beverage sales and ancillary entertainment provided for the enjoyment of customers.

Outdoor sales or hire yard

Premises used for the display, sale, hire or lease of any construction or industrial plant and equipment, agricultural machinery, motor vehicles, boats, trailers, other demountable or transportable structures and the like, to the public, where the use is conducted wholly or predominantly

outdoors. The term includes the ancillary maintenance and repair of any of the items to be sold, hired or leased and the ancillary sale or hire of portable tools, machinery or equipment.

Produce store

Premises used for display and sale of goods which are normally used in carrying out agricultural uses, including animal fodder, chemical fertilisers for primary production, seeds, bulk veterinary supplies, saddlery, other stock and pet supplies, small scale farm and garden equipment, and the like.

Sales office and display home

Means the use of premises, including a caravan or relocatable home structure, used for the promotion and/or sale of land and/or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

Shop

Means the use of premises for the display, sale or hire of goods to the public. The use includes the incidental storage of goods on the premises and the ancillary or incidental preparation of food. Examples include hairdressing, minor appliance repairs, alterations, retail dry cleaning, liquor store, department store, discount department store, discount variety stores and betting agencies.

Shopping centre

Means the use of premises for display, sale

or hire of goods comprising two or more individual tenancies, comprising primarily of shops and which function as an integrated complex.

Short-term accommodation

Means the use of premises comprising of primarily accommodation units for short-term accommodation, generally for travellers and visitors, such as a motel or backpackers hostel. The use may include dining, laundry and recreational facilities which cater exclusively for the occupants of the premises, a manager's office and residence. The term does not include Non-resident worker accommodation, Other residential, Hotel, or Tourist park.

Showroom

Means the use of premises for the display and sale of goods primarily of a bulky nature and of a similar or related product line. The term also includes storage.

Service station

Means the use of premises for the retail sale of fuel including petrol, liquid petroleum and automotive distillate to refuel motor vehicles.

Tourist attraction

Means the use of premises for providing on-site entertainment, recreation or similar facilities for the touring or holidaying public.

Tourist park

Means the use of premises to provide short-term accommodation, generally for

travellers and visitors, in caravans, self-contained cabins, tents and similar vehicles or structures. The use may include amenity buildings, a kiosk, laundry and recreational facilities which cater exclusively for the occupants of the premises, a manager's office and residence. The term does not include Non-resident worker accommodation, Relocatable home park or Short-term accommodation.

Industrial uses

Extractive industry

Means the use of premises for extraction of sand, gravel, soil, rock, stone or similar substance from land. The term includes ancillary storage, loading or cartage and any crushing, screening, washing, blending or other treatment processes of material extracted from the site.

High impact industry

Means the use of premises for industrial activities which have significant off-site impacts such as air and noise emissions. Examples include asphalt manufacturing, boiler making, brewery, engineering works, glass or glass fibre making and timber mills.

Low impact industry

Means the use of premises for industrial activities which have minimal impacts on non-industrial uses and where impacts such as noise and air emissions are able to be readily mitigated. Examples include small engine repair shop, vehicle workshop, sign

writing, cabinet making and tyre depots.

Noxious and hazardous industry

Means the use of premises for industrial activities that have extreme adverse impacts on other land uses. These impacts include air, noise and water emissions, the potential for fire, explosions and toxic releases.

Research and technology facility

Means the use of premises for innovative and emerging technological industries involved in research, design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components. Examples include aeronautical engineering, computer component manufacturing, medical laboratories.

Service industry

Means the use of premises for industrial activities where manufactured goods are sold or repaired or commercial services are provided.

Warehouse

Means the use of premises for the storage of goods, whether or not in a building, including self storage facilities or storage yards.

Residential uses

Caretaker's accommodation

The residential use of part of a premises where in connection with a non-residential use on the same premises.

Community residence

Any dwelling used for residential purposes where people share communal spaces, who may require assistance or support with daily living needs and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.

House

Means a residential use of premises for one household which contains one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling. The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence, and may be constructed under the primary dwelling, attached to it or free standing.

Multiple residential

Means a residential use of premises which contains two or more dwellings, other than a House incorporating a secondary dwelling. Each dwelling may be contained on one lot, or may be contained on its own lot included in a community titles scheme.

Non-resident worker accommodation

Means the use of premises for accommodating non-resident workers. The use may include provision of dining facilities, kiosk, amenities and recreation facilities for the exclusive use of occupants and their visitors. The term does not include Short-term accommodation or Tourist park.

Other residential

Means the use of premises for the accommodation and care of aged and retired people, small groups of disadvantaged persons or persons who are being nursed, require ongoing supervision/support, or are convalescing. This use may include but is not limited to ancillary dining and recreation facilities, administration offices, laundries, kitchens, ancillary medical facilities and residential accommodation for management and staff.

Relocatable home park

Means the use of premises for long-term residential purposes in relocatable dwellings (whether they are permanently located or not). The use may include amenity buildings, a kiosk, laundry and recreational facilities which cater exclusively for the residents of the premises, a manager's office and residence. The term does not include Non-resident worker accommodation, Tourist park or Short-term accommodation.

Service, community and other uses**Car park**

Means the use of premises for the parking of motor vehicles where such parking is not ancillary to some other development on the same site. The term includes a travellers' rest area.

Cemetery

Means the use of premises for the interment of the dead. The term does not include a crematorium or funeral parlour.

Child care centre

Means the use of premises for the minding or care, but not residence of children generally under school age. The use includes but is not limited to a kindergarten, crèche or early childhood centre.

Crematorium

Means the use of premises for cremating human corpses after death. The term does not include a funeral parlour or cemetery.

Community facility

Means the use of premises for social or community purposes, such as a community centre, library, public building or the like.

Educational establishment

Means the use of premises for systematic training and instruction, including any other ancillary facility. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre. This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

Emergency service

Means the use of premises for services

which respond to community need in an emergency.

Environmentally relevant activities

As defined in the *Environmental Protection Act 1994*.

Place of assembly

Means the use of premises for worship and activities of a religious organisation, community or association.

Utility installation

Means the use of premises for the purpose of providing utility or telecommunication services, which does not fall within the Schedule of Facilities and Areas under the *Telecommunications Act 1997*. The use may include but is not limited to:

- » A telecommunications tower more than 5m in height
- » An equipment shelter of more than 7.5m² in area and 3m in height.

Sport, recreation and entertainment uses**Club**

Means the use of premises by persons associated (whether incorporated or not) for social, literary, political, sporting, athletic or other similar purposes to which the general public may also resort and which is, or intends to be, subject to a club licence under the *Liquor Act 1992*. The premises may also include the provision of food and beverages,

limited live or recorded entertainment and gaming machines.

Indoor sport, entertainment and recreation

Means the use of premises for leisure, sport or recreation conducted wholly or mainly indoors such as indoor sports and fitness centres, gyms, bowling alleys, squash courts and the like.

Outdoor sport and recreation

Means the use of premises used for any sporting or recreational activity, or other leisure pastime, which is conducted wholly or mainly outside of a building.

The use includes such typical premises as outdoor public swimming pools, golf courses and driving ranges, outdoor courts and sports ground, and the like. The term also includes the provision of a clubhouse and other ancillary facilities.

Park

Means the use of premises by the public for free recreation and enjoyment, but used infrequently for events.

Facilities for park users may include children's playground equipment, informal sports fields, incidental vehicle parking and other public conveniences. The term does not include a Car park or Tourist attraction.

Administrative definitions

Affordable housing

Affordable housing means private rental housing and home purchase options (including housing aimed at the first home owners market) for low to moderate income households.

Building height

The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including an antenna, aerial, chimney, flagpole or the like.

Contaminated and Register

As defined in the *Environmental Protection Act 1994*.

Development scheme

As defined in the *Economic Development Act 2012*.

Dwelling unit

Means a building or part of a building used or capable of being used as a self contained residence which must include:

- » food preparation facilities;
- » a bath or shower;
- » a toilet and wash basin.

The term includes works ancillary to a dwelling.

Ecological sustainability

As defined in the *Sustainable Planning Act 2009*.

Environmental Management Register

As defined in the *Environmental Protection Act 1994*.

Filling or excavation

Means removal or importation of material to or from a lot that will change the ground level of the land.

Ground level

The level on a site which precedes development excluding any site works that are subject to a related development approval, unless approved by EDQ or established as part of a reconfiguration of the land preceding development.

Gross floor area (GFA)

The total floor area of all storeys of a building, including mezzanines, measured from the external walls or the centre of a common wall, excluding area used for:

- » building services;
- » ground floor public lobby;
- » a public mall in a shopping complex;
- » the parking, loading and manoeuvring of motor vehicles;
- » private balconies whether roofed or not.

Larger-scale non-resident worker accommodation

Means Non-resident worker accommodation providing more than 100 rooms, or if located on a particular lot, would contribute to a cumulative total of more than 100 rooms on

that and adjoining or opposing lots.

Local heritage register

As defined in the *Queensland Heritage Act 1992*.

Material change of use

As defined in the *Sustainable Planning Act 2009*.

Mezzanine

An intermediate floor within a room.

Minor building or demolition work

Means:

- » internal building;
- » demolition work;
- » external building work up to 25m² for roofs over existing decks or paved areas, sun hoods, carports and the like;
- » building work up to 10% of approved GFA or lawfully existing GFA at the time of commencement of this development scheme, or raising a house where the resultant height does not exceed 9m.

Non-resident worker

Means a worker who resides in areas for extended periods when employed on projects directly associated with mining, major industry or major infrastructure, but has a permanent place of residence in another area. This includes a worker engaged in fly-in/fly-out or drive-in/drive-out arrangements.

Operational work

As defined in the *Sustainable Planning Act 2009*.

Plan of Development

See section 3.2.6.

Plot ratio

The ratio between the gross floor area of a building and the total area of the site.

Private open space

An outdoor area for the exclusive use of occupants.

Public benefit

Refers to an outcome that benefits the wider community rather than local, site specific or land ownership desires.

Public housing

As defined in the *Sustainable Planning Act 2009*.

Public realm

Refers to spaces that are used by the general public, including streets, squares, parks and environmental areas.

Queensland heritage register

As defined in the *Queensland Heritage Act 1992*.

Reconfiguring a lot

As defined in the *Sustainable Planning Act 2009*.

Residential infill

Residential infill means:

- » Reconfiguring a lot less than 2,000m² for residential purposes
- » Development for a House that is PDA assessable development, or
- » Development for Multiple residential on a lot less than 2,000m².

Sensitive use (for Adult store)

Means any of the following uses: Child care centre, Place of assembly, Educational establishment catering for primary or secondary aged children or younger.

Sensitive use (for PDA-wide criteria)

Means any of the following uses: House, Multiple Residential, Other residential, Non-resident worker accommodation, Child care centre, Educational establishment, Community facility, Place of assembly.

Setback

The shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary lot.

Significant vegetation

Means all vegetation, except those listed as pest vegetation by the State government or the Central Highlands Regional Council, that is significant in its:

- » ecological value at local, state or national levels;

- » contribution to the preservation of natural landforms;
- » contribution to the character of the landscape;
- » cultural or historical value, or amenity value to the general public.

Note: vegetation may be living or dead and the terms includes their root zone.¹³

Site cover

The proportion of the site covered by buildings, including roof overhangs.

Specified separation distance (for an Adult store)

Means the distance between the boundary of the land occupied by a sensitive use and the entrance of a proposed Adult store is the greater of the following:

- » more than 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot, or
- » more than 100 metres measured in a straight line.

Storey

Means a space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above. This does not mean:

- » a space that contains only:

- » a lift shaft, stairway or meter room;
- » a bathroom, shower room, laundry, toilet or other sanitary compartment;
- » accommodation intended for not more than 3 vehicles;
- » a combination of the above; or
- » a mezzanine.

Total use area

Means the total area in square metres used for a purpose and includes all area for each storey, display areas, storage, outdoor dining areas and entrances, but excludes car parking areas, access driveways and landscaped areas.

Urban design

Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other public spaces.

¹³ The root zone is described by the vertical projection of the foliage to a depth of 1m below the surface and including buttress roots on and above the soil surface.

Schedule 3: Self-assessable provisions for House

Elements	Self-assessable provisions
For the primary house on a lot	
Design and siting of buildings and structures	Where on a lot 400m ² to 450m ² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.1 - Design and siting standards for single detached housing - on lots under 450m ² . Where on a lot more than 450m ² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.2 - Design and siting standards for single detached housing - on lots 450m ² and over. (Note: the 9m building height limit in the development scheme prevails over the 8.5m height limit in QDC.).
Outdoor living space	Minimum 16m ² with a minimum dimension of 4m and directly accessible from a main living room.
Car parking	Minimum 1 covered space 5m x 3m.
Driveway	Minimum 3m wide.
Front entry	Pedestrian entry and door visible from and addressing the street.
Street surveillance	Minimum one habitable room fronting the street with large windows or balconies facing the street.
Front fencing	Up to 1.8m high, with a minimum of 50 per cent transparency for that part of the fence exceeding 1.2m in height.
Building articulation	Minimum 0.5m wall articulation every 10m plus roof overhangs (eaves) and at least one of the following: a verandah, window hoods/screens, or awning and shade structures.
Road access	The lot has physical access to a sealed or constructed road.
Infrastructure services	The lot is connected to a reticulated water supply network and a reticulated electricity network. The lot is connected to a reticulated sewerage network or is capable of providing for on site effluent treatment and disposal in accordance with the Queensland Plumbing and Wastewater Code.
For the secondary dwelling on a lot	
Floor area of secondary dwelling	Minimum 45m ² to maximum 75m ² .
Design and siting of buildings and structures	Where on a lot 400m ² to 450m ² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.1 - Design and siting standards for single detached housing - on lots under 450m ² . Where on a lot more than 450m ² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.2 - Design and siting standards for single detached housing - on lots 450m ² and over.
Materials and detailing	Materials, detailing, colours and roof form are consistent with those of the primary house.
Outdoor living space	Minimum 9m with a minimum dimension of 3m and directly accessible from a main living area. If the lot is on a corner, not located within the corner setback.
Car parking	Minimum one space 5m x 3m.
Driveway	Shared driveway with the primary house. However if the lot is on a corner, a separate driveway must be provided with a minimum width of 3m.
Front entry	If the lot is on a corner - dedicated pedestrian entry and door visible from and addressing the secondary street.
Street surveillance	If the lot is on a corner - minimum of 1 habitable room fronting the secondary street with large windows or balconies facing the street.
Fencing (street front)	If the lot is on a corner - maximum 1.2 m high on secondary frontage.
Fencing (other)	Up to 1.8m high - minimum 50 per cent transparency over 1.2m in height.
Verandahs	If the lot is on a corner - Minimum 50 per cent of building frontage, not screened.

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