

BANANA  
PLANNING SCHEME

This is a certified copy of the  
Planning Scheme for part of the Banana  
Shire

.....  
Ray Geraghty  
Chief Executive Officer

## PLANNING SCHEME FOR part of the BANANA SHIRE

### Citation and commencement

This planning scheme may be cited as the Banana planning scheme.

#### **Adoption**

The local government for Banana Shire adopted this planning scheme on 3 October 2005. Banana Shire was subsequently amalgamated with Taroom Shire and has since 2008 formed part of the Banana Shire Council local government area.

#### **Commencement**

This planning scheme took effect on 22 December 2006.

Amendments to the planning scheme are included at the Endnotes including an alignment amendment with the *Planning Act 2016*.

#### **State Planning Policies**

The Minister for Local Government and Planning at the time of adoption and commencement identified the following State Planning Policies as having been appropriately reflected in the Planning Scheme:

1. State Planning Policy 1/92 – Development and Conservation of Agricultural Land;
2. State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities;  
and
3. State Planning Policy 1/03 – Mitigating the Adverse Impacts of Bushfire and Landslide, but not flooding.

At the time of the adoption and commencement of the planning scheme the continued operation and effect was made conditional on satisfying:

1. The Integrated Development Assessment System triggers for Department of Main Roads matters;  
and
2. Those elements of SPP 1/03 relevant to flooding.

Note -These policies have since been superseded by State Planning Policy 2017 and the IDAS triggers being established through State Assessment and Referral Agency (SARA) with supporting guidance under State Development Assessment Provisions (SDAP).

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## **PART 1—About the Planning Scheme**

### ***Division 1—Relationship to Planning Act 2017***

#### **1.1 Purpose of the Planning Scheme**

- (1) The Banana planning scheme commenced under the repealed Integrated Planning Act 1997 (IPA) and was prepared as a framework for managing development in a way that advances the purpose of the Integrated Planning Act by:
  - (a) identifying outcomes sought to be achieved in the planning scheme area as the basis for assessing *development*;
  - (b) identifying accepted and assessable development; and
  - (c) identifying the assessment benchmarks under which development will be assessed.
- (2) The scheme was amended for alignment with the Planning Act 2016 (the Act) by the Minister's rules under section 293 of the Act on 20 June 2017 and commences upon the commencement of the *Planning Act 2016*.
- (3) The Banana planning scheme prohibits development as identified under the Act and Planning Regulation (2017).

#### **1.2 Planning scheme functions as part of the Development Assessment Rules**

- (1) The planning scheme functions as part of Development Assessment Rules and must be read together with the Planning Act 2016.

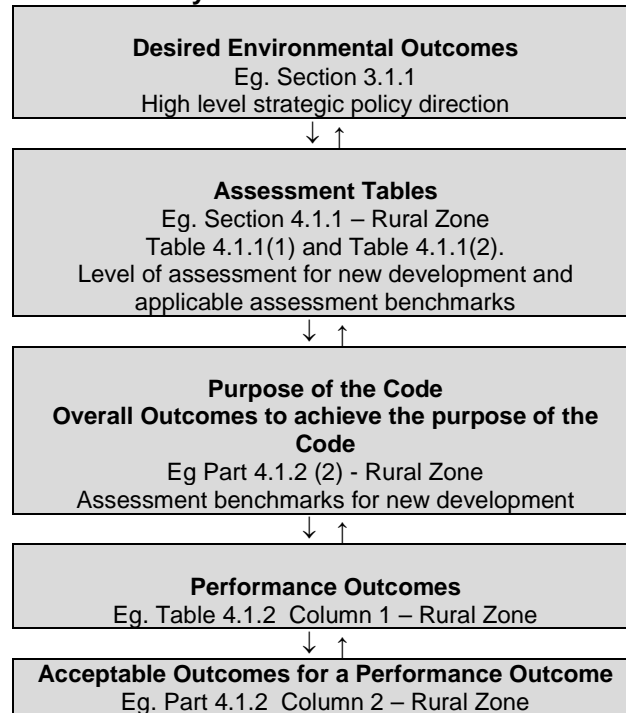
[Editor's note- the Development Assessment Rules are a statutory instrument made and certified by the Planning Minister under Section 66 of the Planning Act 2016. The Rules set out the Development Assessment Rules (the DA Rules) for the development assessment process. The DA Rules must be followed for making, assessing, changing and deciding a development application].

### ***Division 2—Planning Scheme Components***

#### **1.2.1 Role of Planning scheme**

- (1) The Banana Planning Scheme advances the purpose of the Act through seeking to deliver a hierarchy of outcomes identified in Figure 1.2.1:

**Figure 1.2.1 Components and Hierarchy of Outcomes**



**1.2.2 Zones and Overlays**

- (1) The Banana Planning scheme comprises Zones and Overlays as detailed in Table 1.2.2
- (2) The Planning Scheme divides the Banana planning scheme area into five zones that cover part of Banana Shire Area (as shown in the maps contained in Appendix 1)—
  - (a) the Rural Zone, identified on zoning maps (Zone 1 to Zone 14) and for land in the Rural Historically Subdivided Area, as listed in Planning Policy No. 1: Legal Description of Land Affected by Rural – Historically Subdivided Area and Overlays
  - (b) the Special Industrial Zone, identified on zoning maps (Zone – 1 & 14);
  - (c) the Open Space Zone, identified on zoning maps (Zone – 1, 4, 13, & 14);
  - (d) the Town Zone identified on zoning maps (Zone – 7 & 10); and
  - (e) the Village Zone identified on zoning maps (Zone 2,3,4,5,6,8,9,11 & 12).
- (3) The Zones incorporate Precincts in the case of the Town Zone, or Areas in other Zones, in order to distinguish different characteristics of the land within the Zone, and to better regulate the impacts of development on those characteristics. Land generally is included in a Precinct or Area within a Zone. However, in some instances not all land within a Zone is also included in a Precinct or Area.

Rural Zone	Special Industrial Zone	Open Space Zone	Town Zone	Village Zone	There are Codes for each Zone (see PART 4 for Zone Codes and see Appendix 1 for maps)
Historically Subdivided Area	Callide Energy Park Area	(There are no sub areas or Precincts of the Open Space Zone)	Commercial Precinct	Central Business Area	
Balance of Rural Zoned land	Biloela Abattoir Area		Residential Precinct	Industrial Area	
	Moura Cotton Gin Area		Residential Accommodation Precinct	Rural Residential Area	
			Industrial Precinct	Balance of Village Zoned land	
			Tourism Precinct		
			Highway Precinct		
			Community Precinct		
			Recreation Precinct		
			Rural Residential Precinct		

<b>Table 1.2.2 Zones and Overlays</b>					
<b>Natural Features and Conservation Areas Overlays</b>	<b>Economic Resources Overlays</b>	<b>Major Utilities Overlays</b>	<b>Natural Disaster Overlays</b>	<b>Balance of Shire</b>	<b>There are Codes for each Overlay (see PART 5 for Overlay Codes and see Appendix 2 for maps)</b>
Catchment Overlay	Agricultural Land Class Overlay	Gas Pipeline Overlay	Bushfire Prone Land Overlay	(Some parts of the Shire are not covered by any Overlays)	
Heritage Places Overlay	Mining Resources Overlay	Electricity Transmission Line Overlay	Landslip Prone Land Overlay		
Drainage Problem Area Overlay	Extractive Industries Overlay	Plant and Refuse Site Overlay			
	Aircraft Affected Land Overlay				
<b>There are Codes for Development of a Stated Purpose or Stated Type (see PART 6 for Codes)</b>					

(4) The planning scheme has four types of Overlays (as shown in the maps contained in Appendix 2)—

**Natural Features and Conservation Overlays**, comprising the:

- (a) Catchment Overlay which applies to:
  - (i) The declared Callide Dam Catchment Area and Callide Sub Artesian Area as mapped on Map CONS-2 and as listed in Planning Policy No. 1: Legal Description of Land Affected by Rural – Historically Subdivided Area and Overlays; and
  - (ii) Any watercourse within the mapped Overlay area referred to in ii above.
- (b) Heritage Places Overlay which applies to:
  - (i) The site of, or on land immediately adjacent to sites contained on the Queensland Heritage Register, as shown by Map CONS-3, and as and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays.
- (c) Drainage Problem Area Overlay which applies to land as mapped on Zoning Maps Zone – 2, 7 & 8.

**Economic Resources Overlays**, comprising the:

- (a) Agricultural Land Class Overlay as mapped on ECRES – 1 and as listed in Planning Policy No. 1: Legal Description of Land Affected by Rural – Historically Subdivided Area and Overlays
- (b) The Mining Resources Overlay which applies to:
  - (i) Land as shown by map ECRES – 2, and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays; and
  - (ii) land within 1000m of those areas referred to in i above.
- (c) Extractive Industries Overlay, which applies to:
  - (i) Land as shown by map ECRES – 3, and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays; and
  - (ii) land within 500m of those areas referred to in i above.
- (d) The Aircraft Affected Land Overlay, which applies to as shown by ECRES – 4A and ECRES – 4B, and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays.

**Major Utilities Overlays**, comprising the:

- (a) The Gas Pipeline Overlay, which applies to land as shown by UTIL – 1, and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays;
- (b) The Electricity Transmission Line Overlay, which applies to land as shown by UTIL – 1, and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays;
- (c) The Plant and Refuse Site Overlay, which applies to land, as shown by UTIL – 1, and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays.

**Natural Disaster Overlays**, comprising the:

- (a) The Bushfire Prone Land Overlay, which applies to land as shown by NDIS – 1, and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays.
- (b) The Landslip Prone Land Overlay applies to all land in the Shire, to the extent that it contains steep slopes, being those of 15% or greater.

### 1.2.3 Development Codes

- (1) Development Codes for Uses and Other Development are provided to establish the Assessment benchmarks applicable in the planning scheme. (Refer to Table 1.2.3):

<b>Table 1.2.3</b>
Part 6
6.1 Codes for Development for a Use or Other development type
<b>Division 2 – Accommodation Buildings Code</b>
<b>Division 3 – Agricultural Use Code</b>
<b>Division 4 – Animals Code</b>
<b>Division 5 – Caravan Park and Worker’s Accommodation Code</b>
<b>Division 6 – Commercial Code</b>
<b>Division 7 – Development Standards Code</b>
<b>Division 8 – Development Design Code</b>
<b>Division 9 – Extractive Industry Code</b>
<b>Division 10 – Home Based Business Code</b>
<b>Division 11 – Home Host Accommodation Code</b>
<b>Division 12 – House Code</b>
<b>Division 13 – Reconfiguring a Lot Code</b>
<b>Division 14 – Residential Accommodation Code</b>
<b>Division 15 – Service Station Code</b>

### *Division 3—Administrative Rule Provisions*

#### 1.3.1. Area Covered by the Planning Scheme:

The planning scheme applies to the Banana planning area being part of the Banana Shire, including all premises, roads, and watercourses

#### 1.3.2. Standard drawings, maps, notes, editor’s notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title ‘note’ and are part of the planning scheme.
- (4) Editor’s notes and footnotes are extrinsic material, as per the Acts Interpretation Act 1954, and are identified by the title ‘editor’s note’ and ‘footnote’ and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—This is an example of a note.

Editor’s note—This is an example of an editor’s note.

Footnote1—See example at bottom of page.

<sup>1</sup> Footnote—this is an example of a footnote.



### 1.3.3. Punctuation

- (1) A word followed by ‘;’ or ‘, and’ is considered to be ‘and’.
- (2) A word followed by ‘; or’ means either or both options can apply.

### 1.3.4 Zones for roads, closed roads, waterways and reclaimed land

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
  - (a) if adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land
  - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries
  - (c) if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land
  - (d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.
- (2) Subsection (1) applies to all roads, except where the road adjoins land in the Town Zone or in the Village Zone. The use of roads in these areas is governed by Council’s Local Laws.

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

### 1.3.5 Categories of development

- (1) The categories of development under the Act are:
  - (a) accepted development (with or without requirement)

Editor’s note—A development approval is not required for development requiring accepted development subject to satisfying any particular requirement identified under the Table of Assessment. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 8 of the Regulation also prescribes accepted development.

- (b) assessable development
  - (i) code assessment
  - (ii) impact assessment

Editor’s note—A development approval is required for assessable development. Schedules 9, 10 and 14 of the Regulation also prescribe assessable development.

- (c) prohibited development.

Editor’s note—A development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

- (2) The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in the tables of assessment in Part 4 for each of the Zones.

Editor’s note—Section 43 of the Planning Act identifies that a categorising instrument categorises development and specifies categories of assessment and may be a regulation or local categorising instrument. A local categorising instrument includes a planning scheme, a TLPI or a variation approval

## Division 4— Tables of Assessment

### 1.4.1 Preliminary

- (1) The tables in Part 4 identify the category of development, and the category of assessment and assessment benchmarks for assessable development in the planning scheme area. Each zone and overlay in Part 4 contains a Table of assessment applicable to that zone or overlay :
  - (a) Tables 4.1.1(1) & 4.1.1(2)—Rural Zone;
  - (b) Tables 4.2.1(1) & 4.2.1(2)—Special Industrial Zone;
  - (c) Tables 4.3.1(1) & 4.3.1(2)—Open Space Zone
  - (d) Tables 4.4.1(1) & 4.4.1(2)—Town Zone;
  - (e) Tables 4.5.1(1) & 4.5.1(2)—Village Zone;
  - (f) Tables 5.1.1(1) & 5.1.1(2)—Natural Features and Conservation Overlays;
  - (g) Tables 5.2.1(1) & 5.2.1(2)—Economic Resources Overlays;
  - (h) Tables 5.3.1(1) & 5.3.1(2)—Major Utilities Overlays; and
  - (i) Tables 5.4.1(1) & 5.4.1(2)—Natural Disaster Overlays.

### 1.4.2 Reading the tables

The tables identify the following:

- (1) the category of development being accepted or requires code or impact assessment.
- (2) the category of assessment- code or impact - for assessable development in a zone.
- (3) the assessment benchmarks for development, including:
  - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column)
  - (b) whether an overlay code applies (shown in assessment benchmarks column ) or
  - (c) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies
  - (d) any other applicable code(s) (shown in the 'assessment benchmarks' column)
- (4) any variation to the category of assessment (shown as an 'if' or 'where' in the 'level of assessment' column) that applies to the development.

Note—Development will only be taken to be prohibited development under the planning scheme if it is identified in Schedule 10 Part 4 of the Regulation.

### 1.4.3 Process for determining the category of development and the category of assessment for assessable development

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

- (1) for a material change of use, establish the use by reference to the use definitions in Part 2.
- (2) for all development, identify the zone that applies to the premises, by reference to the zone maps 1 to 14 .
- (3) if an overlay applies to the premises, by reference to the overlay map in Appendix 2 .

Editor's Note -The Overlay mapping was as accurate as possible at the time of adopting this Planning Scheme. If more accurate information becomes available and this information is accepted by the relevant state government agency, then the more accurate information will be used for assessment purposes under this Planning Scheme.

- (4) determine if the development is accepted development under Schedules 6 and 7 of the Regulation,
- (5) determine if the development is assessable development under schedule 10 of the Regulation as Regulated Development
- (6) if the development is not development identified under subsections 1.4.3(4)and (5) then determine the initial category of assessment by reference to the tables in Part 4 for each of the zones with:
  - (a) Table section (1) Categories of development and assessment—Material change of use
  - (b) Table section (2) Categories of development and assessment—Reconfiguring a lot
  - (c) Table section (3) Categories of development and assessment—Building work
  - (d) Table section (4) Levels of assessment—Operational work

### 1.4.4 Determining the category of development and categories of assessment

- (1) A material change of use is assessable development requiring impact assessment:
  - (a) unless the table of assessment states otherwise
  - (b) if a use is not listed or defined
  - (c) unless otherwise prescribed in the *Act* or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone, the category of development or assessment for that aspect is the highest category under each of the applicable zones.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development of assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of schedule 6, Part 2 Material change of use section (1)(2)(d) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.

- (7) If development is identified as having a different category of development or category of assessment under a zone than under an overlay the highest category of development or assessment applies as follows ( and as shown in Table 1.4.4):
  - (a) accepted development subject to requirements prevails over accepted development
  - (b) code assessment prevails over accepted development where subject to requirements and accepted development
  - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.

**Table 1.4.4 Relationship between Assessment categories for Zones and Overlays**

Zone assessment Category	Overlay assessment category			
	Accepted Development	Accepted Development subject to requirements	Code	Impact
Accepted Development	Accepted Development	Accepted Development subject to requirements	Code	Impact
Accepted Development subject to requirements	Accepted Development subject to requirements	Accepted Development subject to requirements	Code	Impact
Code	Code	Code	Code	Impact
Impact	Impact	Impact	Impact	Impact

- (8) The category of development for development identified in subsections 1.4.3(4) and (5) override all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.
- (9) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application cannot be made.

Note—Development is to be taken to be prohibited development under the planning scheme only if it is identified in Schedule 10 the Regulation.

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

**Accepted Development**

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the assessment benchmarks column.

Editor’s note Compliance with the applicable acceptable outcomes for accepted development does not remove the need to obtain other development approvals such as a development permit authorising “Building work” assessed against the Building Act 1975 and other statutory, licensing or “Local Law” requirements.

- (2) Accepted development includes in addition to that nominated under the Planning Regulation 2017 and the Tables of assessment, the following :
  - (a) Development designated as Community Infrastructure under the Act (to the extent that the development would otherwise be accepted development subject to requirements or assessable development under this Planning Scheme).

- (b) Despite anything to the contrary in this Planning Scheme, the following is also accepted development:
- (i) plumbing and drainage work;
  - (ii) building work where requiring only code assessment against Standard Building Regulations;
  - (iii) and development required to be carried out by a lawful order or instruction issued under any Act;
  - (iv) temporary buildings associated with a material change of use, building works or operational works;
  - (v) building work for the restoration to its original condition of any building that has been accidentally damaged or destroyed;
  - (vi) erecting no more than one satellite dish on a premises, where the satellite dish has no dimensions greater than
    - A. 1.2 metres in a residential area or residential consolidation area; and
    - B. 1.8 metres in any other area.
  - (vii) Reconfiguration of a lot involving road widening and truncations required as a condition of development approval;
  - (viii) a temporary sign; and
  - (ix) Operational work associated with –
    - A. management practices for the conduct of an agricultural use, other than -
      - the clearing of native vegetation on freehold land; or
      - operations of any kind and all things constructed or installed for taking, or interfering with, water (other than using a water truck to pump water) if the operations are for taking, or interfering with, water under the *Water Act 2000*; and
    - B. weed or pest control, unless it involves the clearing of native vegetation that is assessable development under item 3A; and
    - C. the use of fire under the Fire and Rescue Authority Act 1990; and
    - D. the conservation or restoration of natural areas; and
    - E. the use of premises for forest practices.
- (3) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development unless otherwise specified.
- (4) The following rules apply in determining assessment benchmarks for each level of assessable development.

**Code assessable development:**

- (1) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column
- (2) that occurs as a result of development becoming code assessable pursuant to subsection 1.4.5(3) must:
  - (a) be assessed against the assessment benchmarks for the development application where limited to the subject matter of the required acceptable outcomes that were not complied with.
- (3) that complies with:
  - (a) the purpose and overall outcomes of the code complies with the code
  - (b) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
  - (c) acceptable outcomes are one means of achieving compliance with the corresponding performance outcome;
- (4) is to be assessed against any assessment benchmarks for the development identified in schedule 11 of the Regulation.

Editor's note—Schedule 11 of the Regulation also identifies the matters that code assessment must have regard to.

**Impact assessable development:**

- (1) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant)
- (2) assessment is to have regard to the whole of the planning scheme, to the extent relevant
- (3) to be assessed against any assessment benchmarks for the development identified in schedule 12 of the Regulation.

Editor's note—Schedule 12 of the Regulation identifies the matters that impact assessment must have regard to.

### 1.4.6 Regulated categories of development and categories of assessment prescribed by the Regulation

- (1) For the development specified in the 'use' or 'zone' columns, the categories of development and assessment are prescribed.

**Table 1.4.6 (A) Development under schedules 6 and 7 of the Regulation: material change of use**

Use	Categories of development and assessment	Assessment benchmarks
<b>Community residence</b>	<b>Accepted subject to requirements</b>	
	Editor's note – Refer to the material change of use tables for level of assessment for community residence that do not comply with the requirements for accepted development	Editor's note – requirements for community residence development that may not be made assessable under a planning scheme are set out in Schedule 6, Part 2 item 6 of the Regulation.

Note – Definition of Community residence as set out in the Regulation—

- (1) means the use of premises for residential accommodation for—
- no more than 6 persons requiring assistance or support with daily living needs; and
  - no more than 1 support worker; and
- (2) Includes a building or structure that is reasonably associated with the use in paragraph (a).

**Table 1.4.6 (B) Regulated development: reconfiguring a lot**

Zone	Category of assessment	Assessment benchmarks
<b>Town zone and Village zones (residential precincts or areas with the exception of Rural Residential precinct and area and industry precincts and areas) and Special Industrial zone</b>	<b>Code assessment</b>	
	Subdivision of one lot into two lots (and associated operational work) if code assessment is required under Schedule 10 of the Regulation	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code Editor's note – Assessment benchmarks for the reconfiguring a lot are set out in Schedule 15 of the Regulation.

**Table 1.4.6 (C) Regulated development: operational work**

Zone	Category of assessment	Assessment benchmarks
<b>Town zone and Village zones (residential precincts or areas with the exception of Rural Residential precinct and area and industry precincts and areas) and Special Industrial zone</b>	<b>Code assessment</b>	
	Operational work associated with reconfiguring a lot requiring code assessment under Schedule 10, part 20 division 2 of the Regulation	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code Editor's note – Assessment benchmarks for the reconfiguring a lot and associated operational works are set out in Schedule 15 of the Regulation.

## PART 2—INTERPRETATION

### Division 1—Definitions

#### 2.1.1 Meaning of Terms

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
  - (a) the *Planning Act 2016* (the Act)
  - (b) the Planning Regulation 2017 (the Regulation), other than the regulated requirements
  - (c) the definitions in Section 2.2 of the planning scheme
  - (d) the *Acts Interpretation Act 1954*
  - (e) the ordinary meaning where that term is not defined in any of the above.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 2.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.
- (6) Where an interpretation is required in the appropriate allocation or classification of an activity(s) into a defined use(s); this determination will be undertaken by the Banana Shire Council.

Editor's note— In accordance with section 5(2)(a) of the Planning Regulation 2017, the regulated requirements do not apply to this planning scheme. In Section 2.2 Definitions, both Use and Administrative terms remained grouped; with uses further clustered into activity category definitions.

#### 2.2.2 Definitions Schedules

- (1) The definitions are classified into dictionary into :
  - (a) Schedule A - Defined uses and use classes; and
  - (b) Schedule B - Administrative definitions.

#### Schedule A—Defined Uses and Use Classes<sup>2</sup>

- (1) List of Definitions

The following table lists the defined uses under use classes.

USE & USE CLASS DEFINITIONS				
Rural Use Class	Residential Use Class	Commercial Use Class	Industrial Use Class	Community Use Class
Agriculture	Accommodation	Caravan park	Bulk store	Community purposes Open space Public facility – operational Public facility - other
Animal husbandry	Building	Commercial premises	Extractive Industry	
Fossicking	Caretaker's residence	Food premises	High impact industry	
Intensive agriculture	Dual Occupancy	Hotel	Landscape supplies	
Intensive animal husbandry	Home based business	Indoor entertainment	Low impact industry	
Kennels and catteries	Home host accommodation	Mortuary	Medium impact industry	
Roadside stall	House	Motor sport facility	Transport terminal	
Stock saleyard	Multiple dwelling	Off street car park	Vehicle depot	
	Retirement village	Outdoor entertainment	Warehouse	
	Rural Dwelling	Plant nursery		
	Worker's Accommodation	Retail/commercial complex		
		Service station		
		Shop		
		Showroom		
		Vehicle showroom		

<sup>2</sup> See Banana Planning Scheme Explanatory Notes for references to environmentally relevant activities that may be applicable to a particular use and require assessment against the *Environment Protection Act 1994*.

## (1) Use and Use Class Definitions

The following section provides the meanings of Use definitions. These definitions are grouped into Use Classes of Rural Uses, Residential Uses, Commercial Uses, Industrial Uses and Community Uses.

**RURAL USES** collectively refers to agriculture, animal husbandry, intensive agriculture, intensive animal husbandry, kennels and catteries, roadside stall, stock saleyard and other uses generally identifiable as rural activities

“**agriculture**” means the growing of plants under dry land practices, where the application of chemicals (excluding fertilizers) does not exceed 3 full strength applications per crop cycle. The term includes the storage, packing and wholesale sale (not direct to public) of product grown on the same site. The term includes forestry, but does not include plant nursery or roadside stall.

“**animal husbandry**” means the keeping, depasturing or stabling of any animal, bird, insect, reptile, fish or crustaceans including purposes in Column 1 of Table A.1 below, but not exceeding the numbers or density of that specified in Column 3. The term does not include domestic pets, working dogs and breeding dogs associated with a house (see house definitions), intensive animal husbandry, or kennels and catteries.

“**intensive agriculture**” means the growing of plants, where water, fertilizers or other chemicals (including those for pest management) are applied at rates above those defined for agriculture.

“**intensive animal husbandry**” means the keeping, depasturing or stabling of any animal, bird, insect, reptile, fish or crustaceans including purposes in Column 1 of Table A.1 below, at a density greater than that specified for animal husbandry in Column 3, and with the numbers or density of that specified in Column 4, or as described in Column 4. The term includes associated processing of dairy products where produced on the farm. The term does not include animal husbandry, domestic pets, working dogs and breeding dogs associated with a house (see house definitions), or kennels and catteries.

“**kennels and catteries**” means the keeping of cats or dogs whether for boarding, breeding, training or other purposes. The term does not include domestic pets, working dogs and breeding dogs associated with a house (see house definitions) or animal husbandry.

“**roadside stall**” means the display and sale of primary products grown and produced on the same site or road reserve adjacent to the site.

“**stock saleyard**” means any premises used for the purpose of offering animals for sale and includes a public livestock market.

Table A.1 The Keeping of Animals				
Column 1 Animals	Column 2 Domestic Pets associated with a house and governed by Council's Local Laws	Column 3 Animal Husbandry	Column 4 Intensive Animal Husbandry	Column 5 Other definitions
Bees (hives)	As per Banana Shire Council Local Laws	1-20 hives	More than 20 hives	N/A
Caged birds (not including poultry, squab pigeons, quails, emu or ostrich)	As per Banana Shire Council Local Laws	<ul style="list-style-type: none"> <li>• 26-40 birds</li> <li>• for racing pigeons up to 80</li> </ul>	<ul style="list-style-type: none"> <li>• More than 40 birds</li> <li>• More than 80 racing pigeons</li> </ul>	N/A
Cats	As per Banana Shire Council Local Laws	N/A	N/A	Kennels and Catteries

<b>Table A.1 The Keeping of Animals</b>				
<b>Column 1 Animals</b>	<b>Column 2 Domestic Pets associated with a house and governed by Council's Local Laws</b>	<b>Column 3 Animal Husbandry</b>	<b>Column 4 Intensive Animal Husbandry</b>	<b>Column 5 Other definitions</b>
Cattle	As per Banana Shire Council Local Laws	on sites less than 2ha – 1-9 cattle  on sites equal to or greater than 2ha up to 10 ha – 1-19 cattle  on sites greater than 10 ha – 1-49 cattle	<b>Feedlots and Dairies</b> on sites less than 2ha – 10 or more cattle; or  on sites equal to or greater than 2ha up to 10ha – 20 or more cattle; or  on sites greater than 10 ha – 50 or more cattle.	N/A
Dogs (not including working and breeding dogs on Rural Zoned land)	As per Banana Shire Council Local Laws	N/A	N/A	Kennels and Catteries
Fisheries (including fish, crustaceans as defined in the Fisheries Act)	As per Banana Shire Council Local Laws	Ponds of 200 m2 to 5ha in surface area	<b>Aquaculture</b> Ponds greater than 5ha; or  any sized ponds where wastes are released to waters	N/A
Goats	As per Banana Shire Council Local Laws	Except for only 1 female goat used for milking purposes; the following: on sites less than 2ha – 1-9 goats  on sites equal to or greater than 2ha up to 10 ha – 1-19 goats  on sites greater than 10 ha – 1-49 goats	on sites less than 2ha – 10 or more goats; or  on sites equal to or greater than 2ha up to 10ha – 20 or more goats; or  on sites greater than 10 ha – 50 or more goats.	N/A
Horses	As per Banana Shire Council Local Laws	on sites less than 2ha – 1-9 horses  on sites equal to or greater than 2ha up to 10 ha – 1-19 horses  on sites greater than 10 ha – 1-49 horses	on sites less than 2ha – 10 or more horses; or  on sites equal to or greater than 2ha up to 10ha – 20 or more horses; or  on sites greater than 10 ha – 50 or more horses.	N/A



<b>Table A.1 The Keeping of Animals</b>				
<b>Column 1 Animals</b>	<b>Column 2 Domestic Pets associated with a house and governed by Council's Local Laws</b>	<b>Column 3 Animal Husbandry</b>	<b>Column 4 Intensive Animal Husbandry</b>	<b>Column 5 Other definitions</b>
Pigs	As per Banana Shire Council Local Laws	<p>On sites less than 2ha – 1-9 pigs</p> <p>On sites equal to or greater than 2ha up to 10 ha – 1-19 pigs</p> <p>On sites greater than 10 ha – 1-49 pigs</p>	<p><b>Piggeries</b> On sites less than 2ha – 10 or more pigs</p> <p>On sites equal to or greater than 2ha up to 10 ha – 20 or more pigs</p> <p>On sites greater than 10 ha – 50 or more pigs</p>	N/A
Poultry (includes fowls, roosters, geese, ducks, (not domestic pigeons), and any other bird bred for human consumption.)	As per Banana Shire Council Local Laws	<p>On sites less than 2ha – 1-25 birds (unless in the Town or Village Zone)</p> <p>On sites equal to or greater than 2ha up to 10 ha – 25-50 birds</p> <p>On sites greater than 10 ha – 25-100 birds</p>	<p><b>Poultry farms</b> On sites less than 2ha – 1 bird per 1000m<sup>2</sup>;</p> <p>On sites equal to or greater than 2ha – 1 bird per 20m<sup>2</sup> where enclosed or 2.5 birds per square metre for free range.</p>	N/A
Squab pigeons and quails (excluding domestic pigeons, and poultry)	As per Banana Shire Council Local Laws	<p>Up to 1999 breeding pair operating in accord with the Dawson Callide Squab Co-operative Best Practice Manual on land within the Rural Zone given the husbandry is:</p> <ul style="list-style-type: none"> <li>• more than 100m from a house</li> <li>• more than 100m from a land not in the Rural Zone</li> <li>• more than 100m from a public road</li> </ul>	<p>Over 2000 breeding pair; or less than 2000 breeding pair, and the husbandry is unable to comply with separation distances:</p> <ul style="list-style-type: none"> <li>• more than 100m from a house</li> <li>• more than 100m from a land not in the Rural Zone</li> <li>• more than 100m from a public road</li> </ul>	

<b>Table A.1 The Keeping of Animals</b>				
<b>Column 1 Animals</b>	<b>Column 2 Domestic Pets associated with a house and governed by Council's Local Laws</b>	<b>Column 3 Animal Husbandry</b>	<b>Column 4 Intensive Animal Husbandry</b>	<b>Column 5 Other definitions</b>
Emus & Ostriches	As per Banana Shire Council Local Laws	on sites less than 2ha – 1-9 birds  on sites equal to or greater than 2ha up to 10 ha – 1-19 birds  on sites greater than 10 ha – 1-49 birds	on sites less than 2ha – 10 or more birds; or  on sites equal to or greater than 2ha up to 10ha – 20 or more birds; or  on sites greater than 10 ha – 50 or more birds.	N/A
Sheep	As per Banana Shire Council Local Laws	on sites less than 2ha – 1-9 sheep  on sites equal to or greater than 2ha up to 10 ha – 1-19 sheep  on sites greater than 10 ha – 1-49 sheep	on sites less than 2ha – 10 or more sheep; or  on sites equal to or greater than 2ha up to 10ha – 20 or more sheep; or  on sites greater than 10 ha – 50 or more sheep.	N/A
Others eg deer, alpaca	As per Banana Shire Council Local Laws	on sites less than 2ha – 1-9 animals  on sites equal to or greater than 2ha up to 10 ha – 1-19 animals  on sites greater than 10 ha – 1-49 animals	on sites less than 2ha – 10 or more animals; or  on sites equal to or greater than 2ha up to 10ha – 20 or more animals; or  on sites greater than 10 ha – 50 or more animals.	N/A

**RESIDENTIAL USE CLASS** collectively refers to accommodation building,, caretaker's residence, worker's Accommodation, dual occupancy, home based business, home host accommodation, house, multiple dwelling, retirement village uses and other undefined uses that are ordinarily considered forms of residential accommodation or residential activities

**“accommodation building”** means premises used for accommodation units on a single lot and which provides common facilities and includes any restaurant, office and/or manager's residence on the same site. The term includes uses commonly known as a motel, hostel, boarding house, apartment house and serviced rooms.

**“caretaker's residence”** means a dwelling unit having a maximum floor area of 100m<sup>2</sup> for accommodation of a caretaker or manager in connection with a particular purpose on the same site, except for rural purposes.

**“dual occupancy”** means premises used for 2 dwelling units on a single lot. The term does not include home host accommodation, caravan park, or multiple dwelling.

**“home based business”** means a commercial activity, occupation or profession carried out in, or on the same site as a house by any permanent resident of the house, where the total use area for the activity, occupation or profession does not exceed 50m<sup>2</sup> or constitute more than 10% of the total use area of the house and has one or more of the following characteristics:

- (a) maximum of 1 employees in addition to the resident/s of the house;
- (b) the total number of customers, visitors does not exceed 6 persons per day in an average week; and
- (c) there may be sale or hire of goods from within the house.

The term does not include Low impact industry, Medium impact industry, High impact industry, Commercial premises, Roadside stall or Shop.

**“home host accommodation”** means the provision of small scale tourism accommodation, such as host farm and bed and breakfast on:

- (a) land on the Rural zone and for a maximum of 10 visitors in any house or building on the subject site associated with the house, where the host resides on the premises on a full time basis, providing that the maximum number of persons on the premises at any one time does not exceed 12; or
- (b) land not contained in the Rural zone and for a maximum of 6 visitors in any house or building on the subject site associated with the house, where the host resides on the premises on a full time basis, providing that the maximum number of persons on the premises at any one time does not exceed 8.

**“house”** means using a detached building, comprising one dwelling unit, principally for residential purposes and includes as ancillary uses:

- (a) the keeping of domestic pets in accordance with Council’s Local Laws, and includes working dogs for bone fide rural purposes and breeding dog activities operated in accord with the standards of the Canine Council of Queensland.
- (b) outbuildings normally associated with this use;
- (c) the parking of heavy vehicles which are necessary in the employment of residents;
- (d) the caring of children as defined as Family Day Care or Home Based Care as defined in the Child Care Act;
- (e) home activity being a hobby, minor commercial activity, occupation or profession carried out in, or on the same site as a house by any permanent resident of the house, where the total use area for the activity, occupation or profession does not exceed 50m<sup>2</sup> or constitute more than 10% of the total use area of the house and has:
  - o no employees;
  - o no public signage of the activity;
  - o no customers or visitors to the site; and
  - o no sale or hire of goods on site.
- (f) an annexed unit where such unit:
  - o has a maximum floor area of 50m<sup>2</sup>;
  - o has only one bedroom;
  - o is architecturally and structurally part of the house; and
  - o is not self contained.

**“multiple dwelling”** means premises used for 3 or more dwelling units on a single lot. The term includes uses commonly known as a townhouse, unit, apartment and any managers residence.. The term does not include accommodation building, home host accommodation, dual occupancy, retirement village, or caravan park.

**“retirement village”** means premises used for 3 or more dwelling units or accommodation units for residential accommodation by elderly or retired persons in accordance with the *Retirement Villages Act. 1999* The term includes ancillary nursing home accommodation and facilities, recreational and communal facilities provided on the same site. The term does not include community purposes (nursing home, aged care accommodation, institution), or multiple dwelling.

**“rural dwelling”** means one or more additional dwellings on Rural zone land where the land size is at least 100 hectares and where the persons to be housed in the additional dwelling or dwellings is engaged in bona fide and viable rural pursuits on the subject land.

**“worker’s accommodation”** means any premises used for the purpose of providing accommodation to workers associated with major developments. It includes ancillary uses such as kitchen, dining hall, amenity buildings, and recreation and parking facilities, which cater exclusively for the residents of the worker’s accommodation. The term does not include accommodation building, caravan park, community purposes, or multiple dwelling.

**COMMERCIAL USE CLASS** collectively refers to caravan park, commercial premises, food premises, hotel, indoor entertainment, mortuary, motor sport facility, off street car park, outdoor entertainment, plant nursery, retail/commercial complex, service station, shop, showroom and vehicle showroom uses and other undefined business uses that are ordinarily centred around financial gain.

**“caravan park”** means any combination of the parking of caravans or relocatable homes, camping or the pitching of tents, or the use of cabins with a maximum total use area of 80m<sup>2</sup> for each cabin, whether for the travelling public or long-term residents. The term includes any manager’s office or residence, shop, amenity buildings and recreational and entertainment facilities which cater exclusively for the occupants of the caravan park.

**“commercial premises”** means the provision of professional, business or commercial services in premises having a maximum total use area of 2000m<sup>2</sup>. The term includes a veterinary clinic with the hospitalisation of animals, hairdressing salon, funeral parlour, but does not include shop, food premises, showroom or vehicle showroom.

**“food premises”** means the use of premises primarily for the preparation and serving of meals and beverages. The term includes restaurants, cafes, kiosks, takeaway shops, fast food outlets (including any drive-thru facility), function or reception centres, outdoor dining associated with any of these uses, and ancillary use of amplified music or speaker systems.

**“hotel”** means premises which primarily sell liquor for consumption on-site, which may also sell liquor for consumption off-site, provide short-term accommodation or dining/entertainment facilities. The term does not include accommodation building, liquor store or shop.

**“indoor entertainment”** means providing entertainment which, by its nature, is provided indoors, including amusement centres, cinemas, nightclubs, licensed and unlicensed clubs indoor sports centres, gymnasiums and the like and any commercial use (excluding food premises) with amplified music or speaker systems.

**“mortuary”** means the storage and preparation of bodies for burial or cremation, whether or not on the same premises as a funeral parlour.

**“motor sport facility”** means any motorised forms of recreation and sport, for purposes of recreation or conducting a motor race, and includes the provision of ancillary structures (eg. spectator stadium, mechanical workshop and amenities)

**“off street car park”** means any premises used only for the temporary parking of motor vehicles.

**“outdoor entertainment”** means any sporting or recreational activity, or other leisure pastime, which is conducted wholly or mainly outdoors. The term includes showgrounds (including provision for ancillary accommodation for travellers with livestock or show animals or those associated with a showgrounds event), outdoor public swimming pools, golf courses and driving ranges, outdoor courts and sportsgrounds, shooting or archery ranges and the like. It also includes the provision of a clubhouse, amenities, storage facilities and carparking associated with the use. The term does not include a motor sport facility.

**“plant nursery”** means cultivating, storing or displaying seedlings, plants, flowers, shrubs and domestic trees for retail sale direct to the public.

**“retail/commercial complex”** means the hire, retail sale of goods and/or provision of professional, business or commercial services:

- (a) in premises having a total use area greater than 2000m<sup>2</sup>;
- (b) in a single complex or separate buildings; and,
- (c) on one or more lots.

“**service station**” means the use of premises primarily for refuelling motor vehicles and including ancillary use of the premises for:

- (a) retail sale of oils, greases and other motoring accessories and convenience items;
- (b) the servicing and minor repairs of vehicles;
- (c) a car washing facility; and,
- (d) a shop not exceeding a total use area of 100m<sup>2</sup>.

“**shop**” means the display, hire and/or retail sale of goods on premises with a maximum total use area of 2000m<sup>2</sup>. The term includes a, liquor store, video store, or the like.

“**showroom**” means any premises greater than 200m<sup>2</sup> but not exceeding a total use area of 2000m<sup>2</sup> used for the display and sale of bulky goods or goods of a similar type. The term includes the sale of electrical goods, camping equipment, produce stores and hardware stores, provided there is no outdoor storage of materials or equipment. The term does not include shop, commercial premises, vehicle showroom or low impact industry.

“**vehicle showroom**” means the indoor and outdoor display, hire and sale of vehicles, including agricultural machinery, boats, caravans, cars, trucks or the like. The term includes selling of spare parts and ancillary repairs and servicing of those vehicles.

**INDUSTRIAL USE CLASS** collectively refers to extractive industry, low impact industry, medium impact industry, high impact industry uses and other undefined uses that are ordinarily considered industrial in nature.

“**bulk store**” means any premises used for the bulk storage of goods, where the goods stored or to be stored, are not required to be used for another use located on the same site and does not include a warehouse. The term includes storage sheds not ancillary to a primary use of any premises.

“**extractive industry**” means the use of premises for the extraction and processing of extractive resources to produce extractive materials and includes ancillary activities such as storage, loading, transport, administration and maintenance facilities. The term includes the importation onto the premises of other materials to be used as additives for blending with the extractive materials to modify products to achieve material specifications or to bind, stabilise or correct products. The term does not include removal of quarry material from a watercourse or lake as defined under the Water Act 2000 if an allocation notice is required under that Act, and does not include a concrete batching plant or an asphalt manufacturing plant.

“**high impact industry**” means use of any premises for the purpose of:

- (a) any of the industrial activities listed below that correspond to the group and class listed within the *Australian and New Zealand Standard Industrial Classification* system; and
- (b) for Groups 217, 221, 222, 226, 262 and 274 only where the use is an Environmentally Relevant Activity under the *Environmental Protection Act*.

Group	Class	Description
211		Meat and Meat Product Manufacturing
214		Oil and Fat Manufacturing
217		Other Food Manufacturing
218		Beverage and Malt Manufacturing
219		Tobacco Product Manufacturing
221		Textile Fibre, Yarn and Woven Fabric Manufacturing
222		Textile Product Manufacturing
226		Leather and Leather Product Manufacturing
251		Petroleum Refining
252		Petroleum and Coal Product Manufacturing
253		Basic Chemical Manufacturing
254		Other Chemical Product Manufacturing
255		Rubber Product Manufacturing

Group	Class	Description
262		Ceramic Product Manufacturing
263		Cement, Lime, Plaster and Concrete Product Manufacturing
264		Non-Metallic Mineral Product Manufacturing
271		Iron and Steel Manufacturing
272		Basic Non-Ferrous Metal Manufacturing
273		Non-Ferrous Basic Metal Product Manufacturing
274		Structural Metal Product Manufacturing
	2821	Shipbuilding

or:

- (c) using, storing, handling or disposing of any radioactive substance or material; or
- (d) storing chemicals, including ozone depleting substances, gases or dangerous goods under the dangerous goods code, or
- (e) The following Environmentally Relevant Activities under the *Environmental Protection Act*;
  - (i) Number 7 – Chemical Storage
  - (ii) Number 53 – Soil Conditioner Manufacturing;
  - (iii) Number 78 – Chemical or Oil recycling.

**“landscape supplies”** means premises used for the storage and/or sale of sand, soil, screenings and other such garden and landscaping materials where such material is stored on site for sale or distribution in quantities greater than one (1) cubic metre. The purpose includes the ancillary use of such premises for the sale, or displaying or offering for sale (in any quantity) of such items as:

- (a) seeds, plants or other propagative plant material;
- (b) goods associated with the cultivation of plants;
- (c) garden ornamentation, furniture or structures;
- (d) garden tools or equipment;

that if not ancillary would otherwise be defined as a Plant nursery.

**“low impact industry”** means the use of any premises for the purpose of;

- (a) any of the industrial activities listed below that correspond to the group or class listed within the *Australian and New Zealand Standard Industrial Classification* system; and
  - (i) for Groups 226, 231, 232, 233 and 274 only where the use is NOT an Environmentally Relevant Activity under the *Environmental Protection Act*; and
  - (ii) for Groups 411, 412, 421, 422, 423, 424 and 425 only where the use of the premises is for the purposes of a yard or depot; and
  - (iii) for Groups 281, 285 and 286 only up to a maximum total use area of 100m<sup>2</sup>; and
  - (iv) the use operates only between the hours of 6am to 6pm, Monday to Saturday.

Group	Class	Description
213		Fruit and Vegetable Processing
216		Bakery Product Manufacturing
223		Knitting Mills
224		Clothing Manufacturing
225		Footwear Manufacturing
226		Leather and Leather Product Manufacturing
231		Log Sawmilling and Timber Dressing
232		Other Wood Product Manufacturing
233		Paper and Paper Product Manufacturing
241		Printing and Services to Printing
242		Publishing
243		Recorded Media Manufacturing and Publishing
274		Structural Metal Product Manufacturing
281		Motor Vehicle and Part Manufacturing
283		Photographic and Scientific Equipment Manufacturing
284		Electronic Equipment Manufacturing
285		Electrical Equipment and Appliance Manufacturing
286		Industrial Machinery and Equipment Manufacturing
292		Furniture Manufacturing

Group	Class	Description
294		Other Manufacturing
411		Building Construction
412		Non-Building Construction <sup>3</sup>
421		Site Preparation Services
422		Building Structure Services
423		Installation Trade Services
424		Building Completion Services
425		Other Construction Services
526		Household Equipment Repair Services
	5322	Automotive Electrical Services <sup>1</sup>
	5329	Automotive Repair and Services <sup>1</sup>
	7865	Pest Control Services
	7866	Cleaning Services

and unless stated elsewhere as being a different use, includes the servicing or repair of an item that would be produced, manufactured or created from the above list; or

- (b) dry cleaning that is a notifiable activity under the *Environmental Protection Act* or a laundry not ancillary to the primary use of the premises;

The term includes any display area and/or office ancillary to the Low Impact Industry.

“medium impact industry” means the use of any premises for the purpose of;

- (a) any of the industrial activities listed below that correspond to the group or class listed within the *Australian and New Zealand Standard Industrial Classification* system and
- (i) for Groups 217, 221, 222 and 262 only where they are NOT an Environmentally Relevant Activity under the *Environmental Protection Act*;
  - (ii) for Groups 231, 232 and 233 only where they are an Environmentally Relevant Activity under the *Environmental Protection Act*; and
  - (iii) for Groups 281, 285 and 286 only where they have a total use area greater than 100m<sup>2</sup>.

Group	Class	Description
212		Diary Product Manufacturing
215		Flour Mill and Cereal Food Manufacturing
217		Other Food Manufacturing
221		Textile Fibre, Yarn and Woven Fabric Manufacturing
222		Textile Product Manufacturing
231		Log Sawmilling and Timber Dressing
232		Other Wood Products Manufacturing
233		Paper and Paper Product Manufacturing
256		Plastic Product Manufacturing
261		Glass and Glass Product Manufacturing
262		Ceramic Pot Manufacturing
275		Sheet Metal Product Manufacturing
276		Fabricated Metal Product Manufacturing
281		Motor Vehicle and Part Manufacturing
	2822	Boatbuilding
	2823	Railway Equipment Manufacturing
	2824	Aircraft Manufacturing
	2829	Transport Equipment Manufacturing
285		Electrical Equipment and Appliance Manufacturing
286		Industrial Machinery and Equipment Manufacturing
291		Prefabricated Building Manufacturing
	5323	Smash Repairing

or

- (b) a junk yard, wrecking yard or salvage yard; or
- (c) The following Environmentally Relevant Activities under the *Environmental Protection Act*:
- (i) Number 23 – Abrasive blasting

<sup>3</sup> Excluding any use separately defined as a Public Utility.

- (ii) Number 27 – Metal Recovery
- (iii) Number 77 – Battery recycling
- (iv) Number 79 – Drum reconditioning
- (v) Number 80 – Tyre recycling; or
- (d) Any Low Impact Industry operating outside of the specified hours for a Low Impact Industry.
- (e) Any other Industry not separately defined.

“**transport terminal**” means premises used for a road transport, rail transport or air transport (including heliport) passenger and/or goods terminal, a bus or coach station. The term does not include vehicle depots as separately defined.

“**vehicle depot**” means premises for the overnight or longer storage (either in the open or covered) of any one or more buses, trucks, taxis, other motor vehicles, trailers, caravans and/or boats for commercial or public purposes and/or premises used as an operational base or depot for any such vehicles. The purpose includes the repair and maintenance of any such vehicles on the premises. The term does not include facilities ancillary to another purpose on the same site, a showroom, off-street car park or transport terminal as separately defined.

“**warehouse**” means any premises used for the storage of goods, items, merchandise or materials in large quantities pending their;

- (a) distribution; or
- (b) sale to persons who in most instances (minimum of 90% of persons) purchase for the purposes of resale only.

The term includes any display area up to 20m<sup>2</sup> and/or office ancillary to the warehouse.

**COMMUNITY USE CLASS** collectively refers to community purposes, open space, telecommunications facilities and utilities.

“**community purposes**” means cultural, religious or community uses not otherwise defined as public facility – operational or public facility – other, and is a use in one or more of the following categories:

1. Ambulance station, fire brigade, police station, emergency services depot;
2. Cemetery, crematorium;
3. Public hall or centre, senior citizens centre or youth centre;
4. Church, chapel, synagogue, temple and ancillary accommodation;
5. Child care centre, or other education uses such as art galleries, museums, library;
6. Primary and secondary schools, tertiary education establishments or student accommodation associated with one of these uses; or
7. Orphanage or children’s home.

“**open space**” means public land used for recreational purposes, aesthetic appreciation, and/or conservation or environmental protection. The term includes children’s playground; informal sports fields; any vehicle parking areas, amenities associated with the use, and short term camping and pitching of tents.

“**public facility – operational**” means the use of any use of any premises for the purposes of any installation or undertaking for a Local, State or Federal government or public entity infrastructure / purpose, including:

- (a) the supply of water, hydraulic power, electricity or gas, or any development required for the purpose of that undertaking by way of:
  - (i) development of any description at or below the surface of the ground (not above);
  - (ii) the installation of any plant inside a building or the installation or erection within the premises of a generating station of any plan or other structures required in connection with the station;
  - (iii) the Transmission Grid as defined in the *Electricity Act 1994* (including the installation or erection of an electrical transmission line of sub stations, feeder pillars, pole transformers and kiosks or transformer housing);
  - (iv) The Supply Network as defined in the *Electricity Act 1994*;
  - (v) the placing of pipes above the surface of the ground for the supply of water, the installation in a water distribution system of booster stations and meter or switchgear houses; and
  - (vi) power generation plant where burning less than 100kg of fuel an hour;
- (b) the provision of sewerage or drainage services (but excluding a sewerage treatment works);
- (c) a wharf, water transport or river undertaking;



- (d) the construction of, or a material change of use for, a new road as defined in the *Transport Infrastructure Act 1994* by a public sector entity as defined in the *Planning Act 2016*.
- (e) The use of premises for the purpose of constructing, maintaining and operating rail transport infrastructure as defined in the *Transport Infrastructure Act 1994*. To remove any doubt, “other rail infrastructure” that is excluded, for the purposes of this Planning Scheme includes freight yards/depots, rolling stock construction/maintenance workshops, employee carparks, parts of a railway station not associated with operating a railway (eg. coffee shops, newsagencies, travel agencies, tourism offices, car parks etc), office buildings (excluding offices directly associated with the operations of a railway at the location of the offices) and the like;
- (f) Those forms of telecommunication facilities which are made exempt under the *Commonwealth Telecommunications Act 1997*, and as described in the *Commonwealth Telecommunications Act 1997*, the *Telecommunications (Low-Impact Facilities) Determination 1997*, and the *Telecommunications Code of Practice 1997*, and to remove any doubt, for the purposes of this Planning Scheme those facilities defined as Low Impact, Minor Impact, Medium Impact facilities and Major Impact facilities that are not otherwise defined in Public Facility – Other ; and
- (g) a depot operated by, or for, the Council or other public entity.

“**public facility – other**” means the use of any premises for the purposes of any installation or undertaking for any infrastructure / purpose not otherwise defined; including but not limited to the following:

- (a) A waste handling, treatment or disposal facility (except excavation or filling carried out at a premises where it was lawfully established prior to the commencement of this Planning Scheme, and in accordance with any conditions of development approval); or
- (b) power generation plants burning 100kg or more of fuel per hour; or
- (c) sewerage treatment works; or
- (d) a gaol; reformatory or similar penal establishment; or
- (e) hospital, aged care facility or health care institution where accommodation for patients and/or carers is provided; or
- (f) Telecommunication facilities defined as Major Impact Facilities under the *Commonwealth Telecommunications Act 1997* to the extent that they include:
  - (i) Towers or other structures of more than 5m above tree canopy height or above prevalent roof lines in a residential or other sensitive area or adjacent to an existing residence, residential zone or other sensitive area;
  - (ii) Towers or other structure of more than 10m above tree canopy height or above prevalent roof lines; and
  - (iii) Aerial cabling in a residential locality or adjacent to an existing residence or residential zone; and
- (g) the provision of infrastructure on premises for the conveying or providing of services to a development/ use located on another lot, including the infrastructure for water, gas or sewer pipelines, or other structures or towers used for the provision of electricity or telecommunications.

## Schedule B—Administrative Definitions

### (1) List of Definitions

The following table lists the administrative definitions.

ADMINISTRATIVE DEFINITIONS		
Accommodation unit	Habitable buildings	Riparian corridor
Accommodation building development	Habitable room	Risk
Acceptable solutions	Hazard severity	Road
Advertising device	Hazardous materials	Rural road
Assessment category	IDAS	Schedules
Assessment criteria	Industry	Scheme measures
Assessment provisions	Industrial road	Self contained
Assessment tables	IPA	Second Road Frontage
Buffer	Layer	
Building envelope	Landscaped areas	Sign maintenance
Building height	Landscaped setbacks	Site area
Building setback	Main roads	Site cover
Building work	Material change of use	Specific outcomes
Bushfire	Minor building work	State assessment requirements
Bushfire prone land	Minor residential street	Steep slopes
Capricorn Municipal Development Guidelines	Natural hazard management area	Stock route
Child activity areas	Operational work	Sub-area
Development	Operational airspace	Supporting documents
Development commitment	Overall outcomes	Temporary advertising device
Dwelling unit	Overlay	Temporary uses
Domestic Pet	Parks	Total use area
Electricity transmission line easement	Perimeter road	Useable landscaped areas
Explanatory notes	Person	Use
Farm management practices	Principal road	Use class
Filling and excavating	Private open space	User's guides
Floor area (of a building)	Probable solutions	Vegetated buffer
Frontage	Reconfiguring a lot	Watercourse
Good Quality Agricultural Land	Remnant vegetation	Weeds
Habitat	Residential accommodation development	Works
	Residential street	Zone

### (1) Administrative Definitions

The following section provides the meanings of administrative definitions.

**“accommodation building development”** means uses commonly referred to as a motel, hostel, boarding house, apartment house, serviced rooms and the accommodation component of hotels, collectively.

**“accommodation unit”** means part of a building used as a dwelling place for the exclusive use of one household, but which is not a dwelling unit due to the absence of kitchen and laundry facilities. To avoid any doubt, kitchen facilities include those with the provision of oven and cooktop and not just provision of a microwave and other domestic appliances.

**“Act”** means the Planning Act 2016 .

**“advertising device”** means any words, letters, numerals, logos, messages, pictorial displays, inscription, notices, devices, representation or signs of any kind, which are visible from any public place or the air, having

the effect of directing attention to a commodity, service, activity, product, trade, profession, place or person. The term includes, but is not limited to:

- (1) Any framework, board or other structure, which is used for the purpose of affixing or supporting the advertising sign. Accordingly, the framework or structure includes the facade, walls, awning, roof, or canopy of a building and the columns, pylons, or poles of a freestanding device or fence;
- (2) Any cloth, textile, plastic or flexible membrane material;
  - (a) onto which the sign is affixed or painted (eg. flags, banners, balloons, blimps, kites, cold air inflatables, blinds and canopies); or
  - (b) that is shaped or formed to attract attention (eg bunting / streamers, etc),
- (3) Murals and three dimensional objects and shapes;
- (4) Any devices or objects which are illuminated or which have movement in any form. This does not include lighting for the sole purpose of security or safety.

To remove any doubt, an advertising device does not include:

- (1) a sign regulated by or through the Transport Operation (Road Use Management) Act 1995 or as amended; or
- (2) any sign required to be displayed to satisfy the obligations of any person, company or contractor under the Workplace Health and Safety Act 1995 or as amended; or
- (3) a Temporary Sign or Sign Maintenance as otherwise defined.

“**buffer**” means an area, structure or physical feature separating a source of environmental impact from an area or use sensitive to such impact. A buffer area may include public park land where the buffer function is incidental to and compatible with the use of that park for other purposes.

“**building envelope**” means that part of a site which contains all buildings, structures (excluding those associated with farm management practices), effluent disposal areas, and resident recreational areas.

“**building height**” means the distance between the natural ground level and the highest point of a building or structure.

“**building setback**” means the distance between a lot boundary and the outermost wall of a building.

“**building work**” has the same meaning as in the Act, but excludes minor building work as separately defined.

“**bushfire**” means, for the purposes of interpreting the Natural Disaster Overlays Code – Bushfire Prone Land, an uncontrolled fire burning in forest, scrub or grassland vegetation sometimes also referred to as wildfire.

“**Bushfire Prone Land**” means, for the purposes of interpreting the Natural Disaster Overlays Code – Bushfire Prone Land, land included in the High and Medium Hazard Areas as mapped in the Bushfire Risk Analysis, prepared by the Queensland Fire and Rescue Service.

““**Capricorn Municipal development guidelines (2017)**” – means the engineering standards and specification prepared and adopted for use by LGAs in southern and central Queensland for development including operational works.(referenced as CMDG in the planning scheme ).

“**child activity areas**” means for the purposes of interpreting the Major Utilities Code – Electricity Transmission Lines, land or buildings associated with the care or use by children for more than 5 hours per day at least 3 days per week including:

- (1) Child care facilities providing day care, occasional care, kindergarten and crèche services;
- (2) Educational establishments providing for preschool and primary school students; and
- (3) Before/after school care and vacation care for children less than 13 years of age.

“**development commitment**” means for the purposes of interpreting the Natural Disaster Overlays, any of the following:

- (1) development with a valid development approval;
- (2) accepted development, accepted development subject to requirement or development only assessable against the Building Regulation;
- (3) development clearly consistent with the relevant zone, or sub-area of a zone;
- (4) a subdivision or other reconfiguration of allotment boundaries consistent with the requirements of the planning scheme; or
- (5) development consistent with a designation for community infrastructure.

“**dwelling unit**” means a building or part of a building used as a self contained residence for one household. As examples: a House is a single dwelling unit; a Dual occupancy is two dwelling units; a relative’s apartment is either an annexed unit as part of the House (see the House definition); or is a second dwelling unit on the same site as the House, therefore falling in the definition of a Dual occupancy.

“**domestic pet**” means the keeping of any animal, bird, insect, reptile or fish kept on land for the interest, enjoyment or protection of residents of a house or dwelling unit. The numbers of animals are limited to the following:

Bees	2 hives
Caged Birds	20 birds (except racing pigeons, squabs and quail – See Table A.1)
Cats	2 adult cats
Dogs	2 adult dogs
Poultry	12 hens, 0 roosters.

The term does not include the keeping of animals as separately defined as animal husbandry or intensive animal husbandry.”

“**electricity transmission line easement**” mean an existing easement over land in favour of an entity responsible for the carriage or supply of electricity, which is intended to be used or used for the transmission of electricity.

“**filling and excavating**” means the deposition or removal of material that that materially alters the ground level. This deposition or removal of material is a form of operational works, whether associated with an assessable material change of use or not. The term does not include the use of premises for extractive industry as separately defined.

“**floor area (of a building)**” means the total floor area of all levels of a building measured from the outside of the external walls or the centre of a common wall.

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

“

“**habitat**” means the terrestrial and/or aquatic environment where an organism or group of organisms live through time, including breeding, growing, feeding, nesting or roosting.

“**habitable buildings**” means any building, part of a building or structure used for or able to be lawfully used as a residence.

“**habitable room**” means any room used for normal domestic activities other than a bathroom, toilet, pantry, walk-in wardrobe, corridor, lobby, photographic darkroom, clothes or drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.

“**hazard severity**” means, for the purposes of interpreting the Natural Disaster Overlays Code – Bushfire Prone Land, the severity of bushfire hazard that land has in accordance with a Bushfire Hazard Assessment based on:

- (1) the vegetation type across the land,
- (2) the slope of the land; and
- (3) the land’s aspect

As a result of a Bushfire Hazard Assessment, land is determined to have a Low, Medium or High bushfire hazard severity.

“**hazardous materials**” for the purposes of interpreting the Natural Disaster Overlays Code, has the same meaning as in the Work Health and Safety Act 2011

“

“**industry**” means any of the following operations:-

- (1)
  - (a) any manufacturing process whether or not such process results in the production of a finished article; or
  - (b) the breaking up or dismantling of any goods or any goods or any articles for trade, sale or gain, as ancillary to any business; or

- (c) repairing, servicing or storage of articles including vehicles, machinery, buildings or other structures, laundering of articles but not including on-site work on buildings or other structures; or
  - (d) any operation connected with the installation of equipment and services and the extermination of pests but not including on site work on buildings or other structures or land; or
  - (e) treating waste material; or
  - (f) the storage or sale of any solid, liquid or gaseous fuel where such storage is not for a purpose separately defined herein; or
  - (g) any process of testing and analysis; and
- (2) when conducted on the same land as any of the above operations-
- (a) the storage of goods used in connection with or resulting from any of the above operations; or
  - (b) the provision of amenities for persons engaged in such operations; or
  - (c) the sale of goods, resulting from such operations where no more than a total of 20% of the site or floor area are used for sales and display of goods; or
  - (d) any work of administration or accounting in connection with such operations.

**“industrial road”** means a road which has the primary function of providing access to industrial properties.

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

**“layer”** means:

- (1) a zone; and
- (2) a mapped or otherwise described area that affects assessment categories and has relevant assessment criteria, or has relevant assessment criteria only, if those assessment categories and assessment criteria are organised separately from the
- (3) zone provisions.
- (4) An overlay may be a layer.

**“landscaped areas”** means the area of any site, comprising usable landscaped areas, private open space areas, and landscaped setbacks. For the purposes of this definition:

- (1) usable landscaped areas refers to those areas of a site capable of providing communal recreation facilities eg. Pools, BBQs, playgrounds, or for substantial landscaping and gardens, and which:
  - (a) have no horizontal dimension less than 2.5m; and
  - (b) is kept clear of all obstacles such as clothes hoists, driveways, parking spaces and receptacles; and
- (2) private open space areas refers to those areas of a site which provide recreation areas exclusively for a dwelling unit and do not include balconies or decks that are not at ground level, and which for Dual occupancy uses may include clothes drying areas and bin storage; and
- (3) landscaped setbacks refers to those areas of a site which provide landscaping in the building setback, for the provision of on-site gardens or specifically for buffering between land uses. These areas may include site facilities such as clothes lines, bin enclosures, storage areas, mail boxes and the like.

**“landscaped setbacks”** – refer to the “landscaped areas” definition.

**“main road”** means a State Controlled Road under the Transport Infrastructure Act

**“minor building work”** means building work that increases the gross floor area of a building by no more than the lesser of the following—

- (1) 50m<sup>2</sup>; or
- (2) an area equal to 5% of the gross floor area of the building.

**“minor residential street”** means a minor road providing local residential access with shared traffic, pedestrian and recreation use, but with pedestrian priority or a road providing local residential access with shared traffic, pedestrian and recreation use with local traffic priority.

**“natural hazard management area”** means for the purposes of interpreting the Natural Disaster Overlays Code, areas that are defined for the management of a hazard (flood, bushfire, or landslide), but may not reflect the full extent of the area that may be affected by the hazard. These areas are defined by the Natural Disaster Overlays – Bushfire Prone Land and Natural Disaster Overlays – Landslip Prone Land. The natural hazard management area for landslide, referred to as Landslip Prone Land, is defined as all land with a slope of 15% or greater.

“

“**operational airspace**” means the area above the land shown as the Aircraft Affected Land Overlay (Map ECRES-4A).

“**overlay**” means:

- (1) a secondary set of planning scheme provisions based on areas, places or sites having special attributes that affect the outcomes sought, as the attributes may—
  - (a) make those areas, places or sites sensitive to effects of development, or
  - (b) constrain development due to an environmental hazard or the value of a resource.
- (2) do not cover the whole of a planning scheme area.
- (3) may be presented in the scheme as a layer.

“**parks**” means premises for free outdoor public recreation and enjoyment, and possibly also for any or all of the following:

- (1) provision of a visually pleasant landscape,
- (2) maintenance of natural processes, and protection of environmentally sensitive areas and/or culturally significant places, and/or
- (3) educational opportunities associated with the recreation and/or conservation values of the park or area.

The term includes such ancillary facilities for park users as sporting and playground equipment, shelters, car parking areas, educational facilities, barbecue and picnic facilities, seating, toilets, showers and lighting.

“**perimeter road**” means for the purposes of interpreting the Natural Disaster Overlays Code – Bushfire Prone Land, a road which serves as the outer edge or “buffer” between the Bushfire Prone Land and land uses that are sensitive to that particular hazard.

“

“**principal road**” means a road which carries through traffic but may also provide access to some abutting properties.

“**private open space**”– refer to the “landscaped areas” definition.

“

“**residential accommodation development**” means Multiple dwellings, Retirement villages and Dual occupancy uses collectively.

“**residential street**” means a road providing access to abutting residential properties and carrying local through traffic.

“**riparian corridor**” means that part of the landscape adjacent to streams, that exerts a direct influence on the stream or lake margins, and on the water and aquatic ecosystems contained within them. Riparian zones include the stream bank and a variable sized belt of land alongside the banks.

“**risk**” means for the purposes of interpreting the Natural Disaster Areas Overlays, a concept used to describe the likelihood of harmful consequences arising from the interaction of hazards, community and the environment.

“**road**” means as defined in the Transport Infrastructure Act 1994.

“**rural road**” means a road which has the primary function of providing access to rural and/or rural residential properties.

“**schedules**”:

provide details that support the assessment categories or assessment criteria, or provide other information for their interpretation, such as the meaning of defined uses or other terms used in the scheme. A planning scheme policy may also have supporting schedules.

“

“**secondary road frontage**” means any road frontage to any lot or lots in addition to a road frontage used for primary vehicular access (eg. a corner lot has a road frontage and a secondary road frontage) and in no circumstance constitutes a State controlled road.”

“**self contained**” means for a single dwelling unit, that it contains kitchen, ablution and laundry facilities for the exclusive use of the household.

“**sign maintenance**” means any maintenance carried out on an advertising device that existed and was being displayed on the commencement day of this planning scheme and still remains in the same location it did on the commencement day. Maintenance includes:

- (1) fixing or repairing an advertising device that has been damaged; in situ or taking the advertising device away for a period of no more than 30 days for fixing or repair before it is redisplayed;
- (2) changing the content of any advertising device; and
- (3) reducing the advertising device face area.

“**site area**” means that part of a lot or lots which is proposed to be used, is currently used, or is the subject of a development application.

“**site cover**” means the proportion of a site covered by a building, fixed structure, or outdoor storage area, excluding the area under eaves.

“**state assessment requirements**” means the various assessment categories, assessment benchmarks, information and referral requirements established by the State under Acts, regulations and the State Development Assessment Provisions(SDAP)..

“**steep slopes**” means the purposes of interpreting the Natural Disaster Areas Overlays, land which has a slope of 15% or greater, as determined by a slope analysis.

“**stock route**” means land used for purposes set out in the *Stock Act*, and includes using land for the moving, feeding, watering and holding stock. These routes are mapped for the purposes of the planning scheme in MAP B.1 in this Schedule.

“**sub-area**” means an identified area within a zone with special attributes to which certain zone provisions apply. These are referred to as Areas or Precincts, depending on the Zone.

“**temporary advertising device**” means any advertising device:

- (1) that does not require approval under the Building Code of Australia, and
- (2) displayed at a general location for a maximum period of 14 days (for part or the whole of the day), consecutively or not, within a 3 month period.

“**temporary uses**” means any use of land:

- (1) that occurs as a once only occasion; or
- (2) that occurs on an infrequent and irregular basis; or
- (3) that occur no more than twice in a 12 month period; or
- (4) that has a duration of less than 1 week.

Examples of temporary uses, despite the criteria above, are circuses, weekend festivals, school fetes, bullaramas, and campdrafts. These uses do not fall within any of the defined Use Classes, and are exempt development.

“**total use area**” means total area in square metres used for a purpose and includes all storeys of buildings, display areas, storage, outdoor dining areas, and entrances, but excludes car parking areas, access driveways, and landscaped areas.

“**usable landscaped areas**” – refer to the “landscaped areas” definition.

“**use**” in relation to a use class, means a use for a single purpose that is part of that use class, such as “Animal husbandry” in a “Rural Uses” use class.

“**use class**” means a group of uses having different purposes but broad characteristics in common, such as a “Rural Uses” use class that includes uses for Agriculture, Animal husbandry and Intensive animal husbandry, and the like.

“**user’s guides**” means explanations of the development assessment system and how to use a planning scheme intended primarily for non-technical users of the scheme.

“**vegetated buffer**” means a setback provided between a natural feature and the site area of a development, where existing vegetation is retained. The buffer excludes all buildings and structures, access driveways, car parking, effluent disposal areas and necessary excavation and filling.

“**watercourse**” means a river, creek or stream in which water flows permanently or intermittently and includes the bed and banks and any other element of a river, creek or stream confining or containing water.

“**weeds**” mean those plant species recognised as pests, in the current Banana Shire Council Pest Management Plan.

“**works**” collectively refers to minor building work, building work, operational works – filling and excavating, work-roads, work-car parking and access, work – water and sewer, work – stormwater drainage, work – electricity, work – footpaths and cycleways, work- park provision, work- street trees, work – landscaping, clearing of vegetation on freehold land, placing an advertising device, reconfiguring a lot, and operational works associated with reconfiguring a lot

“**zone**” means:

- (1) the primary layer for organising the provisions of the planning scheme based on land use allocations.
- (2) all parts of the planning scheme area are included in one zone only.
- (3) a zone may incorporate distinct sub-areas; referred to as either Areas or Precincts.
- (4) any provisions applicable to those sub-areas are integrated with the zone provisions.



## PART 3—A STRATEGIC FRAMEWORK FOR THE PLANNING SCHEME

### *Division 1—Desired Environmental Outcomes*

#### 3.1.1 Preliminary

- (1) The desired environmental outcomes provide a strategic framework that sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the desired environmental outcomes is included in (insert if applicable).
- (3) For the purpose of describing the policy direction for the planning scheme, the desired environmental outcomes are addressed under the following element headings Social , Environment and Economic.

#### 3.1.2 Desired Environmental Outcomes

- (1) The desired environmental outcomes seek to achieve ecological sustainability as defined by the IPA .
- (2) Each desired environmental outcome is sought to be achieved to the extent practicable having regard to each of the other desired environmental outcomes, noting that in many instances there is an overlap between each of the social, environmental and economic elements.
- (3) The desired environmental outcomes for Banana Shire are as follows:

##### **Social elements**

- (a) The Banana planning area's residential communities are preserved in character, well serviced, enjoy high levels of safety and amenity, able to accommodate growth and offer a range of housing options to meet the diverse needs of all members of the community.
- (b) Biloela and Moura are the main business and economic centres, providing higher order services and a range of community and civic functions.
- (c) Communities of Banana, Baralaba, Cracow, Dululu, Jambin, Goovigen, Thangool, Theodore and Wowan have access to facilities and services that meet local needs, and where appropriate also provide some higher order services and functions important to the Banana Shire.
- (d) The park and recreation opportunities for residents and visitors of the Shire have been enhanced and expanded.
- (e) Rural residential areas are located and consolidated to provide suitably serviced, alternative rural living options that are close to townships.

##### **Environmental elements**

- (a) The Shire's water resources, including the Callide subartesian water resource, aquifers, watercourses, wetlands, springs and floodplains are managed sustainably and development is appropriately conditioned to ensure water quality is maintained and enhanced wherever possible.
- (b) The sites of existing and planned water resource infrastructure such as the Callide Dam and the proposed Nathan Dam, are not compromised by the detrimental impacts of development in upstream catchment areas.
- (c) The recognised values and integrity of significant natural features, conservation areas and open space networks eg. Conservation Parks, National Parks, are protected.
- (d) Vegetation that supports important flora and fauna habitats, provides watercourse buffering or has associated scenic values, is protected from clearing and the spread of pest plants and animals.
- (e) Development is located and managed where ever possible to ensure the long term protection and conservation of the significant cultural heritage values of the Shire.
- (f) Public health and the environment are protected from environmental harm from waste and contaminated land. Efficient resource use and waste minimisation and management are promoted while allowing for ecologically sustainable development.
- (g) Air quality is maintained or enhanced while allowing for ecologically sustainable development.
- (h) The quality of the acoustic environment is maintained or enhanced while allowing for ecologically sustainable development.
- (i) The spread or increase of weeds and pest animals is prevented.

**Economic Elements**

- (a) The long term viability of agricultural industries within the Banana planning area is enhanced through measures to protect productive agricultural land from excessive fragmentation and encroachment of incompatible uses.
- (b) Natural resources and areas of economic value, such as Agricultural Land Classification (ALC) Class A and Class B land in accordance with the State Planning Policy mapping, extractive materials, mineral resources and native forests are protected and utilised sustainably.
- (c) Industrial development opportunities are available, including new industrial lands in the Callide Energy Park, and are planned such as to balance economic values against the values of the natural environment, transport network and residential amenity.
- (d) The efficiency of infrastructure, including telecommunication, electricity and transport networks, is maintained and future extensions are well planned to meet the future development needs of the Banana planning area.
- (e) Water, sewer and stormwater infrastructure is planned and provided in a cost effective and timely manner to meet the needs of the Banana planning area..
- (f) Waste disposal facilities which are adequate for the Banana planning area's needs, are maintained and protected from the encroachment of inappropriate land uses.

## PART 4—ZONES

### Division 1—Rural Zone

**Editor's note -About the Rural Zone**

- The Rural Zone, as mapped on Maps Zone 1 – 14, contains those areas of the Shire predominantly used for agriculture and animal husbandry uses, and other rural uses.
- The Rural Zone contains a distinct sub area, being:
  - Rural – Historically Subdivided Area.
- The Zoning Maps for Rural zoned land around Biloela, also show Rural zoned land which is affected by the Drainage Problem Area Overlay.
- The Rural Zone Code regulates new uses and works in relation to their impacts on the natural values of the environment, separation distances between incompatible land uses, their scale and location.

#### 4.1.1 Assessment tables for the Rural Zone

(1) Assessment categories for the Rural Zone

The assessment categories are identified for development in the Rural Zone in Column 2 of Tables 4.1.1(1) and 4.1.1(2) as follows—

- (a) Table 4.1.1(1)—making a material change of use for a defined use, or another use in a defined use class, listed in Column 1; or
- (b) Table 4.1.1(2)—other development listed in Column 1, including—
  - (i) carrying out building work;
  - (ii) operational work, including but not limited to, filling and excavating, and the placing of advertising devices;
  - (iii) reconfiguring a lot; and
  - (iv) carrying out operational work for reconfiguring a lot.

(2) Relevant assessment benchmarks for assessable development and requirements for accepted development in the Rural Zone

- (a) The relevant assessment benchmarks in the Rural Zone are referred to in Column 3 of Tables 4.1.1(1) and 4.1.1(2).
- (b) For accepted development subject to requirements the requirements are referred to in Column 3 of Tables 4.1.1(1) and 4.1.1(2).

<b>TABLE 4.1.1 (1)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE RURAL ZONE – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1 Use (Associated Use class) <sup>4</sup></b>	<b>Column 2 Categories of development and assessment</b>	<b>Column 3 Assessment benchmarks for assessable development and requirements for accepted development Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.1.2 ,as for example AO 1.1 (RAD)</b>
<b>Rural Use Class</b>		
Agriculture	Accepted development subject to requirements	<b>Rural Zone Code;</b> Development Standards Code; Agricultural Use Code
Animal husbandry	Accepted development if conducted on a Stock Route.	
	Accepted development subject to requirements if not conducted on a Stock Route.	Rural Zone Code; Development Standards Code; Animals Code
Roadside stall	Accepted development subject to requirements if use area does not exceed 50m <sup>2</sup>	Rural Zone Code; Development Standards Code
	Code assessment if not Accepted development subject to requirements	Rural Zone Code; Development Standards Code
Stock Saleyard	Code assessment	Rural Zone Code; Development Standards Code; Animals Code
All other uses in the Rural Use Class	Impact assessment	The planning scheme
<b>Residential Use Class</b>		
Home host accommodation	Code assessment if not located in the Rural – Historically Subdivided Area	Rural Zone Code; Development Standards Code ; Home Host Accommodation Code; House Code
	Impact assessment if located in the Rural – Historically Subdivided Area or not code assessment	The planning scheme
House	Accepted development subject to requirements if not located in the Rural – Historically Subdivided Area	Rural Zone Code; Development Standards Code ; House Code
	Code assessment if not located in the Rural – Historically Subdivided Area and not Accepted development subject to requirements .	
	Impact assessment where located in the Rural – Historically Subdivided Area	The planning scheme
Rural Dwelling	Code assessment	Rural Zone Code; Development Standards Code ; House Code
All other uses in the Residential Use Class	Impact assessment	The planning scheme

<sup>4</sup> See Part 2, Division 1, Schedule A for Defined Uses and Use Classes

<b>TABLE 4.1.1 (1)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE RURAL ZONE</b> <b>– MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1</b> <b>Use</b> <b>(Associated Use</b> <b>class) <sup>4</sup></b>	<b>Column 2</b> <b>Categories of development and</b> <b>assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable</b> <b>development and requirements for</b> <b>accepted development</b> <b>Note – where an Acceptable outcome is adopted as a</b> <b>requirement for Accepted development it is referenced</b> <b>in Table 4.1.2 ,as for example AO 1.1 (RAD)</b>
<b>Commercial Use Class</b>		
Off street car park; Plant nursery; Outdoor entertainment	Code assessment	Rural Zone Code; Development Standards Code; Commercial Development Code.
All other uses in the Commercial Use Class	Impact assessment	The planning scheme
<b>Industrial Use Class</b>		
Low impact industry	Code assessment if : (1) for the purposes of an animal carcass store; and (2) located more than 1000m from land in the Town – Residential Precinct, Town – Rural Residential Precinct, or Village Zone.	Rural Zone Code; Development Standards Code
	Impact assessment if not Code assessment	The planning scheme
All other uses in the Industrial Use Class	Impact assessment	The planning scheme
<b>Community Use Class</b>		
Open space	Accepted Development	N/A
Public facilities - operational	Accepted Development t	N/A
All other uses in the Community Use Class	Impact assessment	The planning scheme

<b>TABLE 4.1.1 (2)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE RURAL ZONE – OTHER DEVELOPMENT</b>		
<b>Column 1 Type of development</b>	<b>Column 2 Categories of development and assessment</b>	<b>Column 3 Assessment benchmarks for assessable development and requirements for accepted development Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.1.2 ,as for example AO 1.1 (RAD)</b>
<b>Operational work</b>		
Filling and excavating	Accepted development subject to requirements if : (1) associated with farm management practices; and (2) involves 2000m <sup>3</sup> of material or less	Rural Zone Code; Development Design Code
	Code assessment if not accepted development subject to requirements:	Rural Zone Code; Development Design Code
Placing an advertising device on premises	Accepted development subject to requirements if: : (1) identified as a consistent advertising device in Division 19, Signage Code Schedule A : and (2) not exceeding 1 advertising device per lot.	Rural Zone Code; Development Design Code
	Code assessment if not Accepted development subject to requirements.	Rural Zone Code; Development Design Code
Work – Roads	Code assessment	Rural Zone Code; Development Design Code
Work – Car Parking and Access	Code assessment	Rural Zone Code; Development Design Code
Work – Water and Sewer	Code assessment	Rural Zone Code; Development Design Code
Work – Stormwater Drainage	Code assessment	Rural Zone Code; Development Design Code
Work – Electricity and Telecommunication Services	Code assessment	Rural Zone Code; Development Design Code
Work – Footpaths and Cycleways	Code assessment	Rural Zone Code; Development Design Code
Work – Park provision	Code assessment	Rural Zone Code; Development Design Code
Work – Street lighting and Street signs	Code assessment	Rural Zone Code; Development Design Code
Work – Street trees	Accepted development subject to requirements	Rural Zone Code; Development Design Code
Work – Landscaping	Accepted development subject to requirements	Rural Zone Code; Development Design Code
Other Operational work (not including operational work associated with reconfiguring a lot)	Code assessment	Rural Zone Code; Development Design Code

<b>Reconfiguring a lot<sup>5</sup></b>		
All circumstances	Code assessment if : 1. the size of any additional lots created is not less than a 5% below : the specified minimum lot sizes in the Reconfiguring a Lot Code; OR 2. for a boundary realignment with the creation of no additional lots.	Rural Zone Code; Reconfiguring a Lot Code; Development Standards Code; House Code
	Impact assessable if not Code assessment	The planning scheme
<b>Carrying out operational work for reconfiguring a lot</b>		
All circumstances	Code assessment	Rural Zone Code; Development Design Code.
<b>Other</b>		
All other works	Accepted development	N/A

### 4.1.2 Assessment Benchmarks and code for the Rural Zone

#### (1) Rural Zone Code

The provisions in this division comprise the Rural Zone Code. They are—

- (a) the Purpose and Overall Outcomes of the Rural Zone Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes and Requirements for Accepted Development (RAD) for the Rural Zone – Table 4.1.2. Rural Zone.

#### (2) The Purpose of the Rural Zone Code

The purpose of the Rural Zone Code is to achieve the following overall outcomes, specific to identified Areas, and in the Rural Zone generally:

- (a) The overall outcomes sought for the **Rural - Historically Subdivided Area** are:
  - (i) Historically subdivided land at Callide, Camboon, Deeford, Kokotungo, Rannes and Cracow is used predominantly for agricultural and animal husbandry uses;
  - (ii) Land is not provided with or intended to be provided with urban services;
  - (iii) Development that achieves an amalgamation of lots is encouraged.
- (b) The overall outcomes sought for all **Rural Zoned land** are:
  - (i) Agriculture and animal husbandry uses, dominate the land uses within the Zone;
  - (ii) Land is not provided with urban services;
  - (iii) Rural character, including rural and agricultural landscapes, is protected;
  - (iv) Overall water quality is maintained and enhanced where possible by the protection of natural features such as watercourses, soil landscapes and vegetation and the spread or increase of weeds and pest animals is prevented;
  - (v) Rural Uses which are likely to generate significant odour, noise or other impacts are located away from towns and villages to protect the amenity of those towns and villages;
  - (vi) Intensive agriculture and intensive animal husbandry uses locate in the Zone, provided that it is demonstrated through the application process that both on-site and off-site impacts of the development are managed so as not to pose a risk to the natural environment;
  - (vii) Particular non-rural uses such as recreational based uses, home based businesses, home host accommodation, educational or tourism related uses of a low intensity and scale, and mining and extractive industry uses only where consistent with maintaining a high level of rural amenity and character.
  - (viii) Development in the area around Moura does not compromise the future potential for the establishment of an Inter-modal Freight Hub.

<b>TABLE 4.1.2 RURAL ZONE</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
	<p><b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)</b></p>
<b>All development</b>	
<b>Environmental Considerations</b>	
<p><b>PO1</b> Development is located and designed so as not to have significant adverse impacts on natural values of the environment including:</p> <ol style="list-style-type: none"> <li>(1) natural fauna and flora habitats;</li> <li>(2) water quality, watercourse integrity and, ground water resources,</li> <li>(3) soil and land resources.</li> </ol>	<p><b>AO1.1 (RAD)</b> Development is setback a minimum of 50m from any watercourse, as measured to the top of bank.<sup>6</sup></p> <p><b>AO1.2 (RAD)</b> Where the site and any newly created lots are not connected to the reticulated sewerage system, on-site disposal methods meet:</p> <ol style="list-style-type: none"> <li>(1) the Department of Housing and Public Works – Queensland Plumbing and Waste water code 2013 or any subsequent update of that Code; and</li> <li>(2) AS1547:2012 <i>On-site Domestic Wastewater Management</i>.</li> </ol> <p>Editor's Note: Land is kept free of declared weeds and noxious plant infestations, as detailed in the Banana Shire Council Pest Management Plan as amended.</p>

<sup>6</sup> Clearing of any mapped remnant vegetation (as defined in Planning Regulation 2017 will require application to the Department of Natural Resources and Mines



<b>TABLE 4.1.2 RURAL ZONE</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
<p><b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)</b></p>	
<b>Amenity</b>	
<p><b>PO2</b> Development is integrated with the landform and landscape of the site and surrounding area.</p>	<p><b>AO2.1 (RAD)</b> Buildings, roads, driveways and other works are sited and constructed without the need for cut and fill earthworks exceeding 2000m<sup>3</sup> of material.</p>
<p><b>PO3</b> Development does not impact on the amenity of adjoining premises or surrounding area:</p> <ol style="list-style-type: none"> <li>(1) by their design, orientation or construction materials;</li> <li>(2) Due to the operation of machinery or electrical equipment; or</li> <li>(3) Due to the emission of light, noise, vibration, odour, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, or electrical interference.</li> </ol>	<p><b>AO3.1</b> Development complies with the applicable requirements of:</p> <ol style="list-style-type: none"> <li>(1) the <i>Environmental Protection (Air) Policy 2008</i></li> <li>(2) the <i>Environmental Protection (Noise) Policy 2008</i></li> <li>(3) the <i>Environmental Protection (Water) Policy 2009</i></li> </ol>
<p><b>PO4</b> Development involving sensitive use is located to achieve acceptable levels of noise quality for occupiers or users of the development by mitigating adverse impacts on the development from noise emissions generated by transport infrastructure (road and rail).</p>	<p><b>AO4.1 (RAD)</b> Noise sensitive land uses<sup>7</sup> are located:</p> <ol style="list-style-type: none"> <li>(1) At least 100m from any frontage to a State Controlled Road; OR</li> <li>(2) Within 100m of any frontage to a State controlled road only where: <ol style="list-style-type: none"> <li>(a) The Department of Transport and Main Roads has consented to the location without conditions; or</li> <li>(b) The Department of Transport and Main Roads has set conditions on the development to reduce the impacts of traffic noise and the development is undertaken in accordance with those conditions.</li> </ol> </li> </ol> <p><b>AO4.2 (RAD)</b> Noise sensitive uses<sup>8</sup> are located:</p> <ol style="list-style-type: none"> <li>(1) At least 100m from any frontage to a rail line; OR</li> <li>(2) Within 100m of any frontage to a rail line only where: <ol style="list-style-type: none"> <li>(a) The Department of Transport and Main Roads has consented to the location without conditions; or</li> <li>(b) The Department of Transport and Main Roads has set conditions on the development to reduce the impacts of railway noise and the development is undertaken in accordance with those conditions.</li> </ol> </li> </ol>

<sup>7</sup> See Administrative Definition of “Noise sensitive uses” contained in Section 2.1.1 Schedule B

<sup>8</sup> See Administrative Definition of “Noise sensitive uses” contained in Section 2.1.1 Schedule B

<b>TABLE 4.1.2 RURAL ZONE</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
<p><b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)</b></p>	
<b>Separation Distances</b>	
<p><b>PO5</b> Land uses and works are located, and include mitigation measures that:</p> <ol style="list-style-type: none"> <li>(1) protect the amenity of the area;</li> <li>(2) protect the capacity for existing and approved uses to continue to operate;</li> <li>(3) protect the opportunities for existing and approved uses to expand in appropriately allocated /zoned land;</li> <li>(4) for agricultural uses, are outlined in the State Planning Policy Guideline -Part E Section 3 – Separation areas between agricultural and non--agricultural land use.;</li> <li>(5) for the keeping of cattle, are outlined in Section 4 of the <i>DPI Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland, 2000</i>;</li> <li>(6) for the keeping of poultry, are outlined in the <i>Guidelines for Poultry Farming in Queensland</i>;</li> <li>(7) for the keeping of pigs, are outlined in the <i>Separation Guidelines for Queensland Piggeries (2001)</i>;</li> <li>(8) for development in proximity to watercourses and waterbodies, are outlined in the <i>SEQWATER Development Assessment Guidelines</i>, prepared as a collaboration of State Government Departments; and</li> <li>(9) ensure the integrity of the Stock Routes and Bicentennial National Trail as shown on Planning Scheme Map 1;</li> </ol> <p>Note-To achieve compliance with the PO account is to be taken of the following factors:</p> <ol style="list-style-type: none"> <li>(1) the nature of the proposed land use;</li> <li>(2) the existing and future amenity of the area;</li> <li>(3) the existing and future development in the area;</li> <li>(4) the location of any existing vegetation which would buffer the proposed use; and</li> <li>(5) predominant wind directions; and</li> <li>(6) the topography of the site.</li> </ol>	<p><b>AO5.1 (RAD)</b> Except for houses, home host accommodation and home based businesses on lots with an area of 5ha or less, separation distances between uses in the Residential Use Class and other uses, applicable to both existing and approved uses, are provided in accordance with Part 4 Division 1: Schedule A – Separation Distances Between Uses in the Residential Use Class and Other Uses.</p> <p><b>AO5.2 (RAD)</b> Development is not located on a Stock Route as shown on Planning Scheme Map 1 contained in Appendix 3.</p>
<b>Building Setbacks</b>	
<p><b>PO6</b> The setback of buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area through the development addressing:</p> <ol style="list-style-type: none"> <li>(1) the existing and proposed amenity and rural character of the area;</li> <li>(2) the existing or proposed future development in the area;</li> <li>(3) the distance between any constructed road and the proposed building;</li> <li>(4) the distance between any existing buildings on other sites and the proposed building;</li> <li>(5) the location of any existing vegetation which would buffer the proposed building; and</li> </ol>	<p><b>AO6.1(RAD)</b> Buildings and other structures have boundary setbacks as follows:</p> <ol style="list-style-type: none"> <li>(1) on lots 1ha or less – 10m road frontage setback and 3m side boundary setback;</li> <li>(2) on lots more than 1ha – 10m road frontage setback and 10m to other boundaries.</li> </ol>

<b>TABLE 4.1.2 RURAL ZONE</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
	<b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)</b>
(6) any constraints to development due to the topography of the site.	
<b>Building Height</b>	
<b>PO7</b> Building heights are restricted to a overall limit that is compatible with : <ol style="list-style-type: none"> <li>(1) the existing and proposed amenity and rural character of the area;</li> <li>(2) existing or proposed future development in the area;</li> <li>(3) the particular characteristics and use of the proposed building;</li> <li>(4) the distance of proposed buildings or other structures from roads and other public places mitigating the visual prominence and intrusion into the rural landscape;</li> <li>(5) the topography, shape and location of the site; and</li> <li>(6) retaining existing vegetation to buffer/screen the proposed buildings..</li> </ol>	<b>AO7.1(RAD)</b> Buildings and other structures have maximum building heights as follows: <ol style="list-style-type: none"> <li>(1) on lots 1ha or less in area – 10m;</li> <li>(2) on lots more than 1 ha in area – 15m.</li> </ol>
<b>All Uses and Works in the Rural – Historically Subdivided Area</b>	
<b>PO8</b> Uses in the Residential Use Class are located where they : <ol style="list-style-type: none"> <li>(1) have access to town or village facilities; and</li> <li>(2) have access to services including constructed roads, water supply, sewerage disposal, electricity and telephone services.</li> </ol>	<b>AO8.1</b> Land within the Rural – Historically Subdivided Area, as defined by Planning Policy No: 1 Legal Description of Land affected by Rural – Historically Subdivided Area and Overlays, is not used for any use in the Residential Use Class.

**Division 1: Schedule A – Separation Distances between Uses in the Residential Use Class and Other Uses.**

Notes:

- (1) Separation distances apply between uses, whether they are on adjoining land or not.
- (2) Separation distances apply to the siting of residential uses only. The uses listed under Use/Use Class may have different setback requirements having regard to the Performance Outcomes that relate to Separation Distances in the Zone Code.
- (3) If the separation distance specified cannot be provided and therefore the acceptable outcomes AO4.1 of the Rural Zone; AO5.1 of the Special Industrial Zone; AO4.1 of the Open Space Zone; AO3.1 of the Town Zone; and AO3.1 of the Village Zone; are not met; the development then becomes Code Assessable in accordance with Section 1.4.5(3) of the planning scheme.

<b>Use / Use Class</b>	<b>Separation Distance</b>
Agriculture or Intensive Agriculture (excluding forestry)	
(1) Chemical Spray drift	300m
(2) Odour	500m
(3) Noise (for agriculture)	60m
(4) Noise (for intensive agriculture excluding forestry)	1000m
Animal Husbandry	
(1) Cattle dips and yards	200m
(2) Dairy bails and yards	200m
(3) Stock Saleyards	500m
Intensive Animal Husbandry	500m
Motor sport facilities	1000m
High impact industries	500m

## Division 2—Special Industrial Zone

### Editor's note; About the Special Industrial Zone

- The Special Industrial Zone, as mapped on Maps Zone 1 & 14, generally correlate with three existing major industrial uses in the Shire, being the Callide Energy Park and Power Station, the Biloela Abattoir; and the Moura Cotton Gin.
- The areas included in the Special Industrial Zone also incorporate land earmarked for expansion of the existing industrial use and the co-location of related industries.
- The Special Industrial Zone is divided into three sub areas, being the:
  - Special Industrial – Callide Energy Park Area;
  - Special Industrial – Biloela Abattoir Area; and
  - Special Industrial – Moura Cotton Gin Area
- The Special Industrial Zone Code regulates new uses and works in relation to their impacts on the natural values of the environment, separation distances between incompatible land uses in particular rural uses, the scale and location of new uses.

### 4.2.1 Assessment tables for the Special Industrial Zone

- (1) Assessment categories for the Special Industrial Zone  
The assessment categories are identified for development in the Special Industrial Zone in Column 2 of Tables 4.2.1(1) and 4.2.1(2) as follows—
  - (a) Table 4.2.1(1)—making a material change of use for a defined use, or another use in a defined use class, listed in Column 1; or
  - (b) Table 4.2.1(2)—other development listed in Column 1, including—
    - (i) carrying out building work;
    - (ii) operational work, including but not limited to, filling and excavating, and the placing of advertising devices;
    - (iii) reconfiguring a lot; and
    - (iv) carrying out operational work for reconfiguring a lot.
- (2) Relevant assessment benchmarks for assessable development and requirements for accepted development in the Special Industrial Zone
  - (a) The relevant assessment benchmarks in the Rural Zone are referred to in Column 3 of Tables 4.2.1(1) and 4.2.1(2).
  - (b) For accepted development subject to requirements the requirements are referred to in Column 3 of Tables 4.2.1(1) and 4.2.1(2).

<b>TABLE 4.2.1 (1) ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE SPECIAL INDUSTRIAL ZONE – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1 Use (Associated Use class)<sup>9</sup></b>	<b>Column 2 Categories of development and assessment</b>	<b>Column 3 Assessment benchmarks for assessable development and requirements for accepted development Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.2.2 ,as for example AO 1.1 (RAD)</b>
<b>Rural Use Class</b>		
Agriculture; Stock saleyard	Accepted development subject to requirements	Special Industrial Zone Code; Development Standards Code
Animal husbandry	Accepted development where conducted on a Stock Route.	N/A
	Accepted development subject to requirements where not conducted on a Stock Route.	Special Industrial Zone Code; Development Standards Code; Animals Code
Roadside stall	Accepted development subject to requirements where use area does not exceed 50m <sup>2</sup>	Special Industrial Zone Code; Development Standards Code
	Code assessment if not Accepted development subject to requirements	Special Industrial Zone Code; Development Standards Code
All other uses in the Rural Use Class	Impact assessment	The planning scheme
<b>Residential Use Class</b>		
Caretaker's residence	Code assessment	Special Industrial Zone Code; Development Standards Code
All other uses in the Residential Use Class	Impact assessment	The planning scheme
<b>Commercial Use Class</b>		
All uses in the Commercial Use Class	Impact assessment	The planning scheme
<b>Industrial Use Class</b>		
Low impact industry	Accepted development subject to requirements	Special Industrial Zone Code; Development Standards Code
	Code assessment if not Accepted development subject to requirements	Special Industrial Zone Code; Development Standards Code
Medium impact industry	Code assessment	Special Industrial Zone Code; Development Standards Code
High impact industry	Code assessment if for the purposes of an abattoir in the Special Industry – Biloela Abattoir Area	Special Industrial Zone Code; Development Standards Code
	Impact assessment if not Code assessment	The planning scheme
All other uses in the Industrial Use Class	Impact assessment	The planning scheme
<b>Community Use Class</b>		
Open space	Accepted	N/A
Public facility - operational	Accepted	N/A
All other uses in the Community Use Class	Impact assessment	The planning scheme

<sup>9</sup> See Part 2, Division 1, Schedule A for Defined Uses and Use Classes

<b>TABLE 4.2.1 (2)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE SPECIAL INDUSTRIAL ZONE – OTHER DEVELOPMENT</b>		
<b>Column 1</b> <b>Type of development</b>	<b>Column 2</b> Categories of development and assessment	<b>Column 3</b> Assessment benchmarks for assessable development and requirements for accepted development Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.2.2 ,as for example AO 1.1 (RAD)
<b>Operational work</b>		
Filling and excavating	Accepted development if less than 1m depth and less than 50m <sup>3</sup>	Special Industrial Zone Code; Development Design Code
	Accepted development subject to requirements if not Accepted development	Special Industrial Zone Code; Development Design Code
	Code assessment if not Accepted development subject to requirements	Special Industrial Zone Code; Development Design Code
Placing an advertising device on premises	Accepted development subject to requirements if there are a maximum of 2 signs per lot	Special Industrial Zone Code; Development Design Code
	Code assessment if not Accepted development subject to requirements	Special Industrial Zone Code; Development Design Code
Work – Roads	Code assessment	Special Industrial Zone Code; Development Design Code
Work – Car Parking and Access	Code assessment	Special Industrial Zone Code; Development Design Code
Work – Water and Sewer	Code assessment	Special Industrial Zone Code; Development Design Code
Work – Stormwater Drainage	Code assessment	Special Industrial Zone Code; Development Design Code
Work – Electricity and Telecommunication Services	Code assessment	Special Industrial Zone Code; Development Design Code
Work – Footpaths and Cycleways	Code assessment	Special Industrial Zone Code; Development Design Code
Work – Park provision	Code assessment	Special Industrial Zone Code; Development Design Code
Work – Street lighting and Street signs	Code assessment	Special Industrial Zone Code; Development Design Code
Work – Street trees	Accepted development subject to requirements	Special Industrial Zone Code; Development Design Code
Work – Landscaping	Accepted development subject to requirements	Special Industrial Zone Code; Development Design Code
Other Operational work (not including operational work associated with reconfiguring a lot)	Code assessment	Special Industrial Zone Code; Development Design Code

<b>TABLE 4.2.1 (2)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE SPECIAL INDUSTRIAL ZONE – OTHER DEVELOPMENT</b>		
<b>Column 1</b> <b>Type of development</b>	<b>Column 2</b> Categories of development and assessment	<b>Column 3</b> Assessment benchmarks for assessable development and requirements for accepted development Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.2.2 ,as for example AO 1.1 (RAD)
<b>Reconfiguring a lot</b>		
All circumstances	Code assessment if : (1) the size of any additional lots created is: (a) not more than 5% below, or (b) equal to, or (c) greater than, the relevant specified minimum lot sizes in the Reconfiguring a Lot Code; or (2) no additional lots are created and the proposal is for the rearrangement of existing lot boundaries.	Special Industrial Zone Code; Reconfiguring a Lot Code; Development Standards Code; House Code
	Impact assessment if not code assessment	The planning scheme
<b>Carrying out operational work for reconfiguring a lot</b>		
All circumstances	Code assessment	Special Industrial Zone Code; Development Design Code
<b>Other</b>		
All other works	Accepted development	N/A



## 4.2.2 Assessment Benchmarks and code for the Special Industrial Zone

### (1) Special Industrial Zone Code

The provisions in this division comprise the Special Industrial Zone Code. They are—

- (a) the Purpose and Overall Outcomes of the Special Industrial Zone Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for the Special Industrial Zone – Table 4.2.2. Special Industrial Zone.

### (2) The Purpose of the Special Industrial Zone Code

The purpose of the Special Industrial Zone Code is to achieve the following overall outcomes:

- (a) The Teys Brothers Abattoir, Callide Power Station and Moura Cotton Gin have a suitable amount of land allocated to enable expansion of these facilities and to allow for appropriate buffers to adjoining land uses;
- (b) Land uses in the Area are industrial in nature, are necessarily associated with the abattoir or power station, and are unable due to their nature, size or scale to locate on other allocated industrial land in the Shire;
- (c) Land uses are compatible with the abattoir, power station or cotton gin use as the case may be, and do not compromise the continued operation of these facilities; and
- (d) Land capabilities and constraints are recognised by the delineation of different Areas; the overall outcomes for each being specified below:
  - (i) The overall outcomes sought for the **Special Industrial – Callide Energy Park Area** are:
    - A. The Callide Power Station and associated industrial uses are the dominant uses in the Area;
    - B. Compatible uses are those which rely on the co-location with the Power station, in the demand for power, the use of bi-products or in co-generation of power;
    - C. Uses in the Residential Use Class, with the only possible exception being Caretaker's Residences, are excluded from the Area to protect their safety and amenity;
    - D. Development is designed and located in a manner that makes provision for and the protection of cultural heritage values.
  - (ii) The overall outcomes sought for the **Special Industrial – Biloela Abattoir Area** are:
    - A. The Teys Brothers Abattoir and associated industrial uses are the dominant uses in the Area;
    - B. Compatible uses are any expansions of the abattoir use, and other High Impact Industries associated with meat and food processing works;
    - C. Uses in the Residential Use Class, with the only possible exception being Caretaker's Residences, are excluded from the Area to protect their safety and amenity;
  - (iii) The overall outcomes sought for the **Special Industrial – Moura Cotton Gin Area** are:
    - A. The Moura Cotton Gin and associated industrial uses are the dominant uses in the Area;
    - B. Compatible uses are any expansions of the cotton gin operations, and other High Impact Industries associated with textile manufacturing;
    - C. Uses in the Residential Use Class, with the only possible exception being Caretaker's Residences, are excluded from the Area to protect their safety and amenity;

**TABLE 4.2.2 SPECIAL INDUSTRIAL ZONE**

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as, for example AO 1.1 (RAD)
<b>All Uses and Works</b>	
<b>Environmental Considerations</b>	
<b>PO1</b> Land uses and works are sited and designed so as not to have adverse impacts on the natural environmental values of the land including: (1) natural fauna and flora habitats;	<b>AO1.1(RAD)</b> All uses and works are setback a minimum of 50m from any watercourse, as measured to the top of bank. <sup>10</sup>

<sup>10</sup> Clearing of any mapped remnant vegetation (as defined in Schedule 8 of the *Planning Act 2016* and Planning Regulation 2017 Schedule will require application to the Department of Natural Resources and Mines .

<b>TABLE 4.2.2 SPECIAL INDUSTRIAL ZONE</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as, for example AO 1.1 (RAD)
<p>(2) water quality, watercourse integrity and ground water resources,</p> <p>(3) soil and land resources; and</p> <p>(4) natural landscape features which:</p> <p style="margin-left: 20px;">(a) contribute to the diversity of recreation settings; and</p> <p style="margin-left: 20px;">(b) provide linkages between open space areas or corridors for path networks.</p>	<p><b>AO1.2 (RAD)</b> Where the site and any newly created lots are not connected to the reticulated sewerage system, on-site disposal methods meet:</p> <p>(1) the Department of Housing and Public Works – Queensland Plumbing and Waste water code 2013 or any subsequent update of that Code; and</p> <p>(2) AS1547:2012 <i>On-site Domestic Wastewater Management</i>.</p> <p><b>AO 1.3</b> For land in the Callide Energy Park Area, development in an area containing places or items of indigenous cultural heritage value, as defined by survey or reference to the Aboriginal and Torres Strait Islander Cultural Heritage Registers and Databases, is in accordance with a Cultural Heritage Management Plan acceptable to the relevant Aboriginal traditional owners and the Department of Environmental and Heritage Protection.</p> <p><b>AO1.4</b> The Callide Energy Park Area and Biloela Abattoir Area are adjacent to the Open Space Zone, and are within close proximity of watercourses, therefore development applications in either of these areas are accompanied by an Ecological Assessment Report and Environmental Management Plan, prepared in accordance with Part 5, Division 1: Schedule A – Preparation of an Ecological Assessment Reports and Environmental Management Plans, which demonstrates that the proposal will not detrimentally affect the natural values of the area, or adjoining Open Space Zoned land and watercourses. <b>EDITOR'S NOTE</b> : For land in the Callide Energy Park Area, the site area of development is located outside the areas identified on the Aboriginal and Torres Strait Islander Cultural Heritage Registers and Databases as containing indigenous cultural heritage values, unless as agreed with Aboriginal traditional owners and all reasonable and practicable measures are undertaken to ensure activities do not harm Aboriginal and Torres Strait Islander cultural heritage (the "cultural heritage duty of care")</p> <p>Note: Land is kept free of declared weeds and noxious plant infestations, as detailed in the Banana Shire Council Pest Management Plan as amended.</p>
<b>Amenity</b>	
<p><b>PO2</b> Land uses and works have no adverse impacts on the amenity of adjoining premises or surrounding area through the building design, orientation, and site management addressing :</p> <p>(1) the operation of machinery or electrical equipment;</p> <p>(2) the potential emission of light, noise, vibration, odour, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, or electrical interference.</p>	<p><b>AO2.1</b> Development complies with the applicable requirements of:</p> <p>(1) the <i>Environmental Protection (Air) Policy 2008</i>;</p> <p>(2) the <i>Environmental Protection (Noise) Policy 2008</i>;</p> <p>(3) the <i>Environmental Protection (Water) Policy 2009</i>.</p>

<b>TABLE 4.2.2 SPECIAL INDUSTRIAL ZONE</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as, for example AO 1.1 (RAD)
<b>Separation Distances</b>	
<p><b>PO3</b> Land uses and works are located, and include mitigation measures that:</p> <ol style="list-style-type: none"> <li>(1) protect the amenity of the area;</li> <li>(2) protect the capacity for existing and approved uses to continue to operate;</li> <li>(3) protect the opportunities for existing and approved uses to expand in appropriately allocated /zoned land;</li> <li>(4) for agricultural uses, are outlined in the <i>State Planning Policy Guideline -Part E Section 3 – Separation areas between agricultural and non-agricultural land use</i>;</li> <li>(5) for the keeping of cattle, are outlined in Section 4 of the <i>DPI Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland, 2000</i>;</li> <li>(6) for the keeping of poultry, are outlined in the <i>Guidelines for Poultry Farming in Queensland</i>;</li> <li>(7) for the keeping of pigs, are outlined in the <i>Separation Guidelines for Queensland Piggeries (2001)</i>;</li> <li>(8) for development in proximity to watercourses and waterbodies, are outlined in the <i>SEQWATER Development Assessment Guidelines</i>, prepared as a collaboration of State Government Departments; and</li> <li>(9) ensure the integrity of the Stock Routes and Bicentennial National Trail as shown on Planning Scheme Map 1</li> </ol> <p>Note- To achieve compliance with PO3 account is to be taken of the following factors:</p> <ol style="list-style-type: none"> <li>(1) the nature of the proposed land use;</li> <li>(2) the existing and future amenity of the area;</li> <li>(3) the existing and future development in the area;</li> <li>(4) the location of any existing vegetation which would buffer the proposed use; and</li> <li>(5) predominant wind directions; and</li> <li>(6) the topography of the site.</li> </ol>	<p><b>AO3.1(RAD)</b> Except for houses, home host accommodation and home based businesses on lots with an area of 5ha or less; all other uses in the Residential Use Class are to achieve the separation distances between uses in the Residential Use Class and other uses, ( both existing and approved uses), in accordance with PART 4: Division 1(Rural Zone): Schedule A – ‘Separation Distances Between Uses in the Residential Use Class and Other Uses’.</p> <p><b>AO3.2 (RAD)</b> Development is not located on a Stock Route or the Bicentennial National Trail as shown on Planning Scheme Map 1 contained in Appendix 3.</p>
<b>Building Setbacks</b>	
<p><b>PO6</b> The setback of buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area through the development addressing::</p> <ol style="list-style-type: none"> <li>(1) the existing or proposed future development in the area;</li> <li>(2) the distance between any constructed road and the proposed building;</li> <li>(3) the distance between any existing buildings on other sites and the proposed building;</li> <li>(4) the location of any existing vegetation which would buffer the proposed building;</li> <li>(5) any constraints to development due to the topography of the site.</li> </ol>	<p><b>AO6.1(RAD)</b> Buildings and other structures have boundary setbacks as follows:</p> <ol style="list-style-type: none"> <li>(1) on lots 1ha or less – 10m road frontage setback and 3m side boundary setback;</li> <li>(2) on lots more than 1ha – 10m road frontage setback and 10m to other boundaries.</li> </ol>

TABLE 4.2.2 SPECIAL INDUSTRIAL ZONE

Performance Outcomes	Acceptable Outcomes Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as, for example AO 1.1 (RAD)
<b>Building Height</b>	
<p><b>PO7</b> The height of buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area through the development addressing: the existing or proposed future development in the area;</p> <ol style="list-style-type: none"> <li>(1) the efficient and safe operation of any airstrips or airfields;</li> <li>(2) the particular characteristics of the proposed building;</li> <li>(3) the distance of proposed buildings from roads and other public places from which the building could be viewed;</li> <li>(4) the topography, shape and location of the site;</li> <li>(5) the location of any existing vegetation which would buffer the proposed building.</li> </ol>	<p><b>AO7.1(RAD)</b> Buildings and other structures have maximum building heights as follows:</p> <ol style="list-style-type: none"> <li>(1) on lots 1ha or less – 10m;</li> <li>(2) on lots more than 1 ha : <ol style="list-style-type: none"> <li>(a) in the Callide Energy Park Area – no specified limit;</li> <li>(b) in the Biloela Abattoir Area – 15m; and</li> <li>(c) in the Moura Cotton Gin Area – 15m;or</li> <li>(d) in any other area – 10m.</li> </ol> </li> </ol>

## Division 3—Open Space Zone

### Editor's note: About the Open Space Zone

- The Open Space Zone, as mapped on Maps Zone 1,4,13 &14, contain those areas of the Shire predominantly used for, or conserved for State Forests, National Parks, Timber reserves, Forest reserves, Riparian corridors; and Land providing buffers between incompatible land uses.
- The Open Space Code regulates new uses and works in relation to their impacts on the natural values of the environment, separation distances between incompatible land uses, their scale and location.
- Areas of "Endangered" ecosystems, are protected and regulated by the Natural Features and Conservation Overlays Code.

### 4.3.1 Assessment tables for the Open Space Zone

- (1) Assessment categories for the Open Space Zone  
The assessment categories are identified for development in the Open Space Zone in Column 2 of Tables 4.3.1(1) and 4.3.1(2) as follows—
  - (a) Table 4.3.1(1)—making a material change of use for a defined use, or another use in a defined use class, listed in Column 1; or
  - (b) Table 4.3.1(2)—other development listed in Column 1, including—
    - (i) carrying out building work;
    - (ii) operational work, including but not limited to, filling and excavating, and the placing of advertising devices;
    - (iii) reconfiguring a lot; and
    - (iv) carrying out operational work for reconfiguring a lot.
- (2) Relevant assessment benchmarks for assessable development and requirements for accepted development in the Open Space Zone
  - (a) The relevant assessment benchmarks in the Open Space Zone are referred to in Column 3 of Tables 4.3.1(1) and 4.3.1(2).
  - (b) For accepted development subject to requirements, the requirements are referred to in Column 3 of Tables 4.3.1(1) and 4.3.1(2).

<b>TABLE 4.3.1 (1)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE OPEN SPACE ZONE – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1</b> <b>Use</b> <b>(Associated Use class) <sup>11</sup></b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.3.2 ,as for example AO 1.1 (RAD)</b>
<b><i>Rural Use Class</i></b>		
Animal husbandry	Accepted where conducted on a Stock Route.	
	Accepted subject to requirements where: (1) Not conducted on a Stock Route; or (2) For the purposes of keeping of bees or grazing; and (3) Located in a State Forest or Timber Reserve	Open Space Zone Code ; Development Standards Code; Animals Code
	Impact assessment if not Accepted development subject to requirements	The planning scheme
All other uses in the Rural Use Class	Impact assessment	The planning scheme
<b><i>Residential Use Class</i></b>		
Caretaker's residence	Code assessment	Open Space Zone Code; Development Standards Code
All uses in the Residential Use Class	Impact assessment	The planning scheme
<b><i>Commercial Use Class</i></b>		
Outdoor entertainment	Code assessment	Open Space Zone Code ; Development Standards Code
All other uses in the Commercial Use Class	Impact assessment	The planning scheme
<b><i>Industrial Use Class</i></b>		
All uses in the Industrial Use Class	Impact assessment	The planning scheme
<b><i>Community Use Class</i></b>		
Open space	Accepted development	N/A
Public facility - operational	Accepted development	N/a
All other uses in the Community Use Class	Impact assessment	The planning scheme

<sup>11</sup> See Part 2, Division 1, Schedule A for Defined Uses and Use Classes

<b>TABLE 4.3.1 (2)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE OPEN SPACE ZONE – OTHER DEVELOPMENT</b>		
<b>Column 1 Type of development</b>	<b>Column 2 Categories of development and assessment</b>	<b>Column 3 Assessment benchmarks for assessable development and requirements for accepted development Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.3.2 ,as for example AO 1.1 (RAD)</b>
<b>Operational work</b>		
Filling and excavating	Accepted development where less than 1m depth and less than 50m3	Open Space Zone Code; Development Design Code
	Accepted development subject to requirements if not Accepted development.	Open Space Zone Code; Development Design Code
Placing an advertising device on premises	Accepted development subject to requirements if : (1) identified as a consistent advertising device in Division 19, Signage Code Schedule A ; and (2) there are a maximum of 2 signs per lot; and (3) no sign is a pylon sign or billboard.	Open Space Zone Code; Development Design Code
	Code assessment if not Accepted development subject to requirements.	Open Space Zone Code; Development Design Code
Work – Roads	Code assessment	Open Space Zone Code; Development Design Code
Work – Car Parking and Access	Code assessment	Open Space Zone Code; Development Design Code
Work – Water and Sewer	Code assessment	Open Space Zone Code; Development Design Code
Work – Stormwater Drainage	Code assessment	Open Space Zone Code; Development Design Code
Work – Electricity and Telecommunication Services	Code assessment	Open Space Zone Code; Development Design Code
Work – Footpaths and Cycleways	Code assessment	Open Space Zone Code; Development Design Code
Work – Park provision	Code assessment	Open Space Zone Code; Development Design Code
Work – Street lighting and Street signs	Code assessment	Open Space Zone Code; Development Design Code
Work – Street trees	Accepted development subject to requirements	Open Space Zone Code; Development Design Code
Work – Landscaping	Accepted development subject to requirements	Open Space Zone Code; Development Design Code
Other Operational work (not including operational work associated with reconfiguring a lot)	Code assessment	Open Space Zone Code; Development Design Code

<b>TABLE 4.3.1 (2)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE OPEN SPACE ZONE – OTHER DEVELOPMENT</b>		
<b>Column 1</b> <b>Type of development</b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.3.2 ,as for example AO 1.1 (RAD)
<b><i>Reconfiguring a lot</i></b>		
All circumstances	Code assessment if : (1) the size of any additional lots created is: (a) not more than 5% below, or (b) equal to, or (c) greater than, the relevant specified minimum lot sizes in the Reconfiguring a Lot Code;  Or (2) no additional lots are created and the proposal is for the rearrangement of existing lot boundaries.	Open Space Zone Code; Reconfiguring a Lot Code; Development Standards Code; House Code
	Impact assessment if not code assessment	The planning scheme
<b><i>Carrying out operational work for reconfiguring a lot</i></b>		
All circumstances	Code assessable	Open Space Zone Code; Development Design Code.
<b><i>Other</i></b>		
All other works	Accepted development	<b>N/A</b>



### 4.3.2 Assessment Benchmarks and code for the Open Space Zone

#### (1) Open Space Zone Code

The provisions in this division comprise the Open Space Zone Code. They are—

- (a) the Purpose and Overall Outcomes of the Open Space Zone Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for the Open Space Zone – Table 4.3.2 Open Space Zone.

#### (2) The Purpose of the Open Space Zone Code

- (a) The purpose of the Open Space Zone Code is to achieve the following overall outcomes:
  - (i) Environmentally significant habitats are protected from the encroachment of incompatible uses;
  - (ii) Land within the Zone is used for, or conserved for one or more of the following:
    - A. State Forests;
    - B. National Parks;
    - C. Timber reserves;
    - D. Forest reserves;
    - E. Riparian corridors; and
    - F. Land providing buffers between incompatible land uses.
  - (iii) Assessable development makes provision for the protection and buffering of areas of cultural and historic significance;
  - (iv) Public passive and active recreation activities occur without detrimental impacts on natural values;
  - (v) Development for recreational or educational purposes including buildings and works for access, safety or basic amenities occurs only where the Performance Outcomes are met;
  - (vi) The inclusion of formal sport and recreational facilities such as club houses, sports fields, and arenas, and tourism based development in the Zone only occurs where:
    - A. the particular development's location is necessarily and directly associated with the natural features of the land;
    - B. grouped with similar uses in the locality; and
    - C. any potential impacts on the natural environment and amenity of the area are mitigated.

**TABLE 4.3.2 OPEN SPACE ZONE**

<b>TABLE 4.3.2 OPEN SPACE ZONE</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1(RAD)
<b>All Uses and Works</b>	
<b>Environmental Considerations</b>	
<b>PO1</b> Land uses and works are sited and designed so as not to have adverse impacts on the natural environmental values of the land including: <ol style="list-style-type: none"> <li>(1) natural fauna and flora habitats;</li> <li>(2) water quality, watercourse integrity and ground water resources,</li> <li>(3) soil and land resources; and</li> <li>(4) natural landscape features which:               <ol style="list-style-type: none"> <li>(a) contribute to the diversity of recreation settings; and</li> <li>(b) provide linkages between open space areas or corridors for path networks.</li> </ol> </li> </ol>	<b>AO1.1(RAD)</b> All uses and works are setback a minimum of 50m from any watercourse, as measured to the top of bank <sup>12</sup> <b>AO1.2(RAD)</b> Where the site and any newly created lots are not connected to the reticulated sewerage system, on-site disposal methods meet: <ol style="list-style-type: none"> <li>(1) the Department of Housing and Public Works – Queensland Plumbing and Waste water code 2013 or any subsequent update of that Code; and</li> <li>(2) AS1547:2012 <i>On-site Domestic Wastewater Management</i>.</li> </ol> <b>AO1.3(RAD)</b> Any roads or driveways through the site have a maximum width of 9m, measured to include the road, kerb and channelling and any pedestrian footpath.

<sup>12</sup> Clearing of any mapped remnant vegetation (as defined in Planning Act 2016 and Planning Regulation 2017) will require application to the Department of Natural Resources and Mines

<b>TABLE 4.3.2 OPEN SPACE ZONE</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1(RAD)
	<p><b>AO4 :</b> Development is to be supported by an Ecological Assessment Report and Environmental Management Plan, prepared in accordance with Schedule A – Preparation of an Ecological Assessment Reports and Environmental Management Plans, which demonstrates that the proposal will not detrimentally affect the natural values. .</p> <p>Editor's Note: Land is kept free of declared weeds and noxious plant infestations in accordance with the Banana Shire Council Pest Management Plan (as amended).</p>
<b>Amenity</b>	
<p><b>PO2</b> Land uses and works are integrated with the landform and landscape of the site and surrounding area, ensuring that:</p> <ol style="list-style-type: none"> <li>(1) building and other structures are of low reflectivity and neutral colouring, so as to be visually unobtrusive;</li> <li>(2) the siting of buildings is sensitive to the scenic values of the area;</li> <li>(3) buildings, roads, driveways and other works are sited and constructed without the need for cut and fill earthworks.</li> </ol>	No acceptable outcomes are specified.
<p><b>PO3</b> Land uses and works have no adverse impacts on the amenity of adjoining premises or surrounding area through the building design, orientation, and site management addressing :</p> <ol style="list-style-type: none"> <li>(1) the operation of machinery or electrical equipment;</li> <li>(2) the potential emission of light, noise, vibration, odour, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, or electrical interference.</li> </ol>	<p><b>AO3.1</b> Development ensures that the hours of operation for the use maintenance machinery is consistent with reasonable community expectations for the use and does not impact on the amenity of nearby sensitive uses whilst not being outside the hours 7am- 7pm.</p> <p><b>AO3.2</b> Development complies with the applicable requirements of:</p> <ol style="list-style-type: none"> <li>(1) the <i>Environmental Protection (Air) Policy 2008</i></li> <li>(2) the <i>Environmental Protection (Noise) Policy 2008</i></li> <li>(3) the <i>Environmental Protection (Water) Policy 2009</i>.</li> </ol>
<p><b>PO4</b> Land uses are located such that the potential impacts of noise from major roads and rail lines is mitigated.</p>	<p><b>AO4.1(RAD)</b> Noise sensitive uses<sup>13</sup> are located:</p> <ol style="list-style-type: none"> <li>(1) At least 100m from any frontage to a State Controlled Road; or</li> <li>(2) Are only located within 100m of any frontage to a Main Road where: <ol style="list-style-type: none"> <li>(a) The Department of Main Roads has consented to the location without conditions; or</li> <li>(b) The Department of Main Roads has set conditions on the development to reduce the impacts of traffic noise and the development is undertaken in accordance with those conditions.</li> </ol> </li> </ol>

<sup>13</sup> See Administrative Definitions of "Noise sensitive uses" contained in Section 2.2.1 Schedule B

<b>TABLE 4.3.2 OPEN SPACE ZONE</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1(RAD)
	<p><b>AO4.2(RAD)</b> Noise sensitive uses <sup>14</sup> are located:</p> <p>(1) At least 100m from any frontage to a rail line; or</p> <p>(2) Are only located within 100m of any frontage to a rail line where:</p> <p>(a) Queensland Transport has consented to the location without conditions; or</p> <p>(b) Queensland Transport has set conditions on the development to reduce the impacts of traffic noise and the development is undertaken in accordance with those conditions.</p>
<p><b>Separation Distances</b></p> <p><b>PO5</b> Land uses and works are located, and include mitigation measures that:</p> <p>(1) protect the amenity of the area;</p> <p>(2) protect the capacity for existing and approved uses to continue to operate;</p> <p>(3) protect the opportunities for existing and approved uses to expand in appropriately allocated /zoned land;</p> <p>(4) for agricultural uses, are outlined in the <i>State Planning Policy Guideline -Part E Section 3 – Separation areas between agricultural and non-agricultural land use</i>;</p> <p>(5) for the keeping of cattle, are outlined in Section 4 of the <i>DPI Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland, 2000</i>;</p> <p>(6) for the keeping of poultry, are outlined in the <i>Guidelines for Poultry Farming in Queensland</i>;</p> <p>(7) for the keeping of pigs, are outlined in the <i>Separation Guidelines for Queensland Piggeries (2001)</i>;</p> <p>(8) for development in proximity to watercourses and waterbodies, are outlined in the <i>SEQWATER Development Assessment Guidelines</i>, prepared as a collaboration of State Government Departments; and</p> <p>(9) ensure the integrity of the Stock Routes and Bicentennial National Trail as shown on Planning Scheme Map 1</p> <p>Note- To achieve compliance with PO5 account is to be taken of the following factors:</p> <p>(1) the nature of the proposed land use;</p> <p>(2) the existing and future amenity of the area;</p> <p>(3) the existing and future development in the area;</p> <p>(4) the location of any existing vegetation which would buffer the proposed use; and</p> <p>(5) predominant wind directions; and</p> <p>(6) the topography of the site.</p>	<p><b>AO5.1(RAD)</b> Except for houses, home host accommodation and home based businesses on lots with an area of 5ha or less; all other uses in the Residential Use Class are to achieve the separation distances between uses in the Residential Use Class and other uses, (both existing and approved uses), in accordance with PART 4: Division 1(Rural Zone): Schedule A – ‘Separation Distances Between Uses in the Residential Use Class and Other Uses’.</p> <p><b>AO5.2 (RAD)</b> Development is not located on a Stock Route or the Bicentennial National Trail as shown on Planning Scheme Map 1 contained in Appendix 3.</p>

<sup>14</sup> See Administrative Definitions of “Noise sensitive uses” contained in Section 2.2.1 Schedule B

<b>TABLE 4.3.2 OPEN SPACE ZONE</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1(RAD)
<p><b>PO6</b> Uses in the Residential Use Class are located where they :</p> <ol style="list-style-type: none"> <li>(1) have access to town or village facilities; and</li> <li>(2) have access to services including roads, water supply, sewerage disposal, electricity and telephone services.</li> </ol>	<p><b>AO6.1</b> Uses in the Residential Use Class are located within 800m of existing shops, public transport or other community uses.</p> <p><b>AO6.2</b> Uses in the Residential Use Class are connected to:</p> <ol style="list-style-type: none"> <li>(1) a reticulated water service;</li> <li>(2) a reticulated sewerage service;</li> <li>(3) a telecommunications and energy service network.</li> </ol>
<b>Cultural Heritage</b>	
<p><b>PO7</b> Development is managed in a fashion that ensures the long term protection and conservation of the significant cultural heritage values of the area.</p>	<p>No acceptable outcomes are specified.</p>
<b>Building Setbacks</b>	
<p><b>PO8</b> Building setbacks are provided that suitably address the following:</p> <ol style="list-style-type: none"> <li>(1) the existing and proposed amenity and rural character of the area;</li> <li>(2) the existing or proposed future development in the area;</li> <li>(3) the distance between any constructed road and the proposed building;</li> <li>(4) the distance between any existing buildings on other sites and the proposed building;</li> <li>(5) the location of any existing vegetation which would buffer the proposed building; and</li> <li>(6) Any constraints to development due to the topography of the site.</li> </ol>	<p><b>AO8.1(RAD)</b> Buildings and other structures have boundary setbacks as follows:</p> <ol style="list-style-type: none"> <li>(1) On lots 1ha or less – 10m road frontage setback and 3m side boundary setback;</li> <li>(2) On lots more than 1ha – 10m road frontage setback and 10m side boundary setbacks;</li> </ol>
<b>Building Height</b>	
<p><b>PO7</b> The height of buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area through the development addressing:</p> <ol style="list-style-type: none"> <li>(1) the existing or proposed future development in the area;;</li> <li>(2) the efficient and safe operation of any airstrips or airfields;</li> <li>(3) the particular characteristics of the proposed building;</li> <li>(4) the distance of proposed buildings from roads and other public places from which the building could be viewed;</li> <li>(5) the topography, shape and location of the site;</li> <li>(6) the location of any existing vegetation which would buffer the proposed building.</li> </ol>	<p><b>AO9.1(RAD)</b> Buildings and other structures have maximum building heights as follows:</p> <ol style="list-style-type: none"> <li>(1) on lots 1ha or less – 8.5m;</li> <li>(2) on lots more than 1 ha – 10m.</li> </ol>

### ***Division 3: Schedule A – Preparation of Ecological Assessment Reports and Environmental Management Plans***

#### **Preparation of an Ecological Assessment Report**

An Ecological Assessment Report is a tool used to provide detailed information about the proposal, the potential ecological impacts of the proposal and the measures proposed to avoid or minimise those potential adverse impacts. As a result each Ecological Assessment Report is specific to the individual proposal.

#### ***Report format and content***

Where an Ecological Assessment Report is required to accompany the development application, the proponent is strongly encouraged to meet with Council Officers prior to lodgement of the application. This will assist in determining and clarifying the relevant items, identified below, to be addressed in the report. As a general guide the following format and contents description indicates the items required to be detailed:

#### **(1) Title and Address of Proposed Development**

#### **(2) Qualifications of Author**

The Ecological Assessment Report should be prepared by a suitably qualified person. References and experience of the author (such as other similar reports prepared by the consultant or consultants) should also be included.

#### **(3) State Interests**

The report should include reference to any applicable State Planning Policies, and the report should address any rare, threatened or endangered species, areas of high nature conservation value or land vulnerable to land degradation.

#### **(4) Overview**

The aim of the overview is to provide a clear and concise summary of what is discussed in the report, leaving the reader with a clear understanding of the reports detailed assessment of the proposals potential impacts and measures to minimise the potential adverse impacts. The following may assist in conveying this information.

- (a) Background and scope of proposal - summarise the proposed development including the purpose and objectives, addressing the construction and operation of the project and associated infrastructure developments
- (b) Existing environment - summarise the features of the physical, biophysical and built environment relating to the proposed development and associated infrastructure
- (c) Potential impacts of the proposed development - summarise the main potential impacts of the project (direct, indirect and cumulative), both beneficial and detrimental, and any alternatives, on the existing environment
- (d) Impact monitoring, protection and management procedures - summarise the safeguards, standards and management procedures proposed to protect the environment, including environmental monitoring and the methods proposed to ameliorate or alleviate the potential impacts
- (e) Conclusions - summarise the key strategies and measures to the proposal to address any adverse environmental impacts

#### **(5) Background and scope of proposal**

- (a) Outline in detail the purpose and objectives of the proposed development
- (b) Discuss the following to illustrate the background of the proposal:
  - (i) The need for the proposed development or works
  - (ii) The history of the proposal's formulation
  - (iii) Any alternatives considered and reasons for choosing the preferred option
  - (iv) Action already taken to minimise potential adverse impacts
- (c) Provide a description of the project, addressing:
  - (i) The precise nature and scale of works
  - (ii) The location and site requirements
  - (iii) The plant and/or building layout, size and design and the development staging program
  - (iv) The range and quantity of materials to be produced
  - (v) The production process
  - (vi) Possible waste discharges

- (vii) On-site works and operations
- (viii) Off-site works and operations
- (ix) Transport systems
- (x) Infrastructure requirements (water, sewerage, energy, waste disposal)
- (xi) The workforce
- (xii) Project life and time scale for completion
- (xiii) The possible future expansion of associated development/works
- (d) Use of resources:
  - (i) detail the implications of the proposal for the use of natural resources, including the quantity and source of water, raw materials and energy to be used

## **(6) Existing Environment**

The existing environment of the site and surrounding areas should be described in sufficient detail to allow the ecological impacts of the proposal to be accurately and adequately assessed, and to provide a baseline against which predicted and future changes can be established. This section shall address features such as, the physical, biophysical and built environment relating to the proposed development and associated infrastructure. The following provides a comprehensive, but not exhaustive, list of elements, which may need to be discussed to enable an adequate assessment on potential ecological impacts.

- (a) a) Site and locality
- (b) b) Physical Features including:
  - (i) Landform, Geology and Geomorphology
  - (ii) Hydrology (surface water and groundwater)
- (c) Climate
- (d) Water Quality
- (e) Air quality
- (f) Noise environment
- (g) Coastal processes (if applicable)
- (h) Ecological status/significance including:
  - (i) Types, structure and location of vegetation associations on the site and surrounding areas, including measures of foliage cover, health and natural regeneration
  - (ii) Species of flora and fauna (aquatic and terrestrial, native and introduced), weed and pest species, including the location and abundance of each species, especially the presence of rare or endangered species
  - (iii) Conservation significance – local, regional and national status
  - (iv) Special ecological values of the site such as refuge habitat, a breeding habitat, a corridor for wildlife movement and use by migratory species
- (i) Social and Economic Characteristics,
- (j) Cultural heritage values of the site by undertaking the following:
  - (i) Consultation of the Environmental Protection Agency Indigenous sites database and consult with Traditional owners regarding potential impacts to cultural heritage values in the area; and
  - (ii) A cultural heritage survey, in consultation with relevant indigenous owners, by a cultural heritage practitioner under a permit issued by the Environmental Protection Agency pursuant to the Cultural Record (Landscapes Queensland and Queensland Estate) Act 1987; and the preparation of a Cultural Heritage Management Plan.
- (k) Landscape Character and Visual Amenity
- (l) Infrastructure, addressing items such as:
  - (i) Transport
  - (ii) Water supply
  - (iii) Effluent Treatment and Disposal
  - (iv) Solid Waste
  - (v) Power and Communications

## **(7) Potential impacts of the development on the existing environment**

Identify and detail the nature of any potential impacts of the development on the existing environment including joint resolution of conflicts between economic, social and environmental impacts. These may be adverse or beneficial, direct or indirect, short or long term or incremental and are to be considered for both the construction and operation phases of the development. Detail any irreversible commitment of resources that would be involved if the proposed development is implemented. Discussion on the potential impacts of the development on the existing environment should include potential impacts on:

- (a) Bio/Physical Features including:
  - (i) Geology and geomorphology
  - (ii) Hydrology (surface and groundwater)
- (b) Ecological status/significance
  - (i) Air quality
  - (ii) Water Quality
  - (iii) Noise levels
  - (iv) Coastal processes (if applicable)
  - (v) Infrastructure
  - (vi) Safety & Risk Assessment including:
    - (vii) Potential events
    - (viii) Safety program
- (c) Soil erosion and soil salinity
- (d) Fauna habitats and the introduction and spread of weeds.

**(8) Impact monitoring, protection, risk management and post development management procedures**

An environmental management plan should be prepared for the development to outline measures to minimise impacts and monitor impacts of the proposal during construction, operation and decommissioning phases of the development. (refer to Section 3.0 of this policy for detail on an environmental management plan).

**(9) Consultation**

The applicant/consultant should consult with relevant interest groups and parties likely to be affected by the proposal, and issues generated should be documented along with any proposed measures to address these issues.

**(10) References**

- (e) List other reference material and literature used
- (f) List authorities consulted and contributors to the report
- (g) Cross-reference the reference material in the text to allow easier access to information

**(11) Appendices**

- (h) Include detailed technical information collected through the investigation,
- (i) Include relevant documents or correspondence from Government Authorities, and
- (j) Monitoring programs.

**Environmental Management Plans**

An Environmental Management Plan (EMP) seeks to ensure that the potential impacts of development on the environment are adequately controlled. An EMP is a written description of what acceptable levels of environmental impact are intended to be achieved or maintained and how it is proposed to achieve or maintain them. This can include construction, operational and decommissioning stages of a development. EMP's will vary for each site or location based on the different characteristics and issues for each proposal. The EMP allows the Council to assess how the issues associated with a proposal on site will be managed to maintain or enhance its environmental values.

The range of issues that may be addressed in an EMP include, but is not limited to, the following:

1. Air quality;
2. Buffer area management;
3. Building/structure conservation or retention;
4. Bushfire Risk Management;
5. Energy efficiency and management;
6. Erosion and sediment control;
7. Land Stability;
8. Loss of topsoil and associated dust problems;
9. Management of activities and events, including monitoring and corrective action;
10. Management of the impacts of land uses on surrounding sites;
11. Natural and cultural heritage preservation/management;
12. Noise control;
13. Rehabilitation/landscaping;
14. Rehabilitation of sites;
15. Resource and waste management;
16. Stormwater management;

17. Vegetation management;
18. Visual amenity;
19. Water quality/waterway health; and
20. Weed control.

**Essential components** of an EMP are:

1. Identify all aspects of the project that require environmental management;
2. Establishment of agreed performance criteria in relation to environmental and social impacts;
3. Detailed practical and achievable prevention, minimisation and mitigation strategies (including design standards) for controlling environmental impacts of the proposal at specific sites;
4. Details of the proposed monitoring of the effectiveness of remedial measures against the agreed performance criteria based on legislative requirements and government policies. The frequency of monitoring for each parameter and proposed location of monitoring sites should be shown to allow consideration of monitoring in risk assessment;
5. Detail the features of alternatives investigated and the reasons for choosing the preferred option;
6. Identify the authority and their responsibility for implementing management measures during both construction and operational stages of a proposal;
7. Timing (milestones) of environmental management initiatives;
8. Reporting requirements and auditing responsibilities for meeting environmental performance criteria;
9. Establish procedures for monitoring and reporting incidents;
10. Detail courses of action (and responsibility) for responding to incidents or non-compliance and emergency events which may be detailed or arise; and
11. Corrective actions to rectify any deviation from performance standards.

The following provides a guide to the type of information that might be included in an EMP and how it could be structured.

**Suggested Environmental Management Plan Format**

***Introduction***

- Description of the development proposal;
- The need for the EMP in relation to the development; and
- Structure and scope.

***Aims of the EMP***

- Provide a framework for practically addressing and monitoring the significant environmental impacts of the proposal;
- Compliance with legislative requirements and government policies; and
- Evidence that the works and operations are being conducted in an environmentally responsible manner.

**Identification of Environmental Issues or Environmentally Impacting Activities and Associated Management Actions**

For each issue or environmentally impacting activity outline the following:

- Policy for addressing the issue/activity;
- Performance criteria;
- Implementation strategy;
- Monitoring program; and
- Details of how reporting will influence mitigation measures and how reporting is to take place.



## Division 4—Town Zone

### Editor's Note : About the Town Zone

- The Town Zone, as mapped on Maps Zone 7 & 10, reflects the towns of Biloela and Moura, respectively.
- The Town Zone contains a number of distinct sub areas, being the:
  - Town – Commercial Precinct;
  - Town – Residential Precinct;
  - Town – Residential Accommodation Precinct;
  - Town – Industrial Precinct;
  - Town – Highway Precinct;
- Town – Tourism Precinct;
  - Town – Community Precinct;
  - Town – Recreation Precinct; and
  - Town – Rural Residential Precinct.
- Not all Precincts occur in each of the towns of Biloela and Moura.
- The Zoning Maps for Biloela, also show land which is affected by the Drainage Problem Area Overlay.
- The Town Zone Code regulates new uses and works in relation to their impacts on the existing uses in the Precincts, their scale, design and location, and their compatibility with land in adjoining Precincts.

### 4.4.1 Assessment tables for the Town Zone

- (1) Assessment categories for the Town Zone  
The assessment categories are identified for development in the Town Zone in Column 2 of Tables 4.4.1(1) and 4.4.1(2) as follows—
  - (a) Table 4.4.1(1)—making a material change of use for a defined use, or another use in a defined use class, listed in Column 1; or
  - (b) Table 4.4.1(2)—other development listed in Column 1, including—
    - (i) carrying out building work;
    - (ii) operational work, including but not limited to, filling and excavating, and the placing of advertising devices;
    - (iii) reconfiguring a lot; and
    - (iv) carrying out operational work for reconfiguring a lot.
- (2) Relevant assessment benchmarks for assessable development and requirements for accepted development in the Open Space Zone
  - (c) The relevant assessment benchmarks in the Town Zone are referred to in Column 3 of Tables 4.4.1(1) and 4.4.1(2).
  - (d) For accepted development subject to requirements, the requirements are referred to in Column 3 of Tables 4.4.1(1) and 4.4.1(2).

<b>TABLE 4.4.1 (1)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE TOWN ZONE – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1 Use (Associated Use class)<sup>15</sup></b>	<b>Column 2 Categories of development and assessment</b>	<b>Column 3 Assessment benchmarks for assessable development and requirements for accepted development</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.4.2 ,as for example AO 1.1 (RAD)
<b><i>Rural Use Class</i></b>		
<b><i>All development within 50m of the Greycliffe Homestead, the Kilburnie Homestead and the Biloela Butter factory as shown on Map No. CONS 2 shall be subject to the Heritage Places Overlay</i></b>		
Agriculture	Accepted development subject to requirements if: (1) in the Town – Rural Residential Precinct; and (2) on a lot over 2ha in area	Town Zone Code ; Development Standards Code; Agricultural Use Code
	Code assessment if: (1) in the Town – Rural Residential Precinct; and (2) on a lot 2ha or less in area	Town Zone Code ; Development Standards Code; Agricultural Use Code
	Impact assessment if not Code assessment.	The planning scheme
Animal Husbandry	Accepted development where conducted on a Stock Route.	N/A
	Accepted development subject to requirements if: (1) not conducted on a stock route; (2) in the Town – Rural Residential Precinct; and (3) on a lot over 2ha in area	Town Zone Code ; Development Standards Code; Animals Code
	Code assessment if: (4) in the Town – Rural Residential Precinct; and (5) on a lot 2ha or less in area	Town Zone Code ; Development Standards Code; Animals Code
	Impact assessment if not Code assessment	The planning scheme
Roadside stall	Accepted development subject to requirements if the use area is not greater than 50m <sup>2</sup>	Town Zone Code ; Development Standards Code
	Code assessment if not Accepted development subject to requirements	Town Zone Code ; Development Standards Code
All other uses in the Rural Use Class	Impact assessment	The planning scheme
<b><i>Residential Use Class</i></b>		
Accommodation buildings	Code assessment if located in: (1) the Town – Residential Accommodation Precinct; or (2) the Town – Tourism Precinct.	Town Zone Code ; Development Standards Code; Accommodation Buildings Code
	Impact assessable if not code assessment	The planning scheme
Caretaker's residence	Code assessment if in the Town – Commercial Precinct	Town Zone Code ; Development Standards Code
	Impact assessment if not code assessment	The planning scheme

<sup>15</sup> See Part 2, Division 1, Schedule A for Defined Uses and Use Classes

<b>TABLE 4.4.1 (1)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE TOWN ZONE –</b> <b>MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1</b> <b>Use</b> <b>(Associated Use</b> <b>class)<sup>15</sup></b>	<b>Column 2</b> <b>Categories of development and</b> <b>assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for</b> <b>assessable development and</b> <b>requirements for accepted</b> <b>development</b> <b>Note – where an Acceptable outcome is</b> <b>adopted as a requirement for Accepted</b> <b>development it is referenced in Table 4.4.2 ,as</b> <b>for example AO 1.1 (RAD)</b>
Dual occupancy	Accepted development subject to requirements if: (1) located in Town – Residential Accommodation Precinct; and (2) on lots greater than 900 m <sup>2</sup>	Town Zone Code ; Development Standards Code; Residential Accommodation Code.
	Code assessment if: (1) located in Town – Residential Accommodation Precinct; and (2) on lots equal to or less than 900 m <sup>2</sup>	Town Zone Code ; Development Standards Code ; Residential Accommodation Code.
	Impact assessable if not code assessable	The planning scheme
Home host accommodation	Accepted development subject to requirements if: (1) utilising an existing house structure; and (2) located in the Town – Tourism Precinct.	Town Zone Code; Development Standards Code; Home Host Accommodation Code; House Code
	Code assessable if: (1) not utilising an existing house structure; and (2) located in the Town – Tourism Precinct; or (3) located in the Town – Residential Accommodation Precinct	Town Zone Code ; Development Standards Code ; Home Host Accommodation Code; House Code
	Impact assessment if not Code assessment	The planning scheme
House	Accepted development subject to requirements if located in: (1) the Town – Residential Precinct; or (2) the Town – Residential Accommodation Precinct; or (3) the Town – Rural Residential Precinct	Town Zone Code ; Development Standards Code; House Code
	Code assessment if (1) not Accepted development subject to requirements; or (2) located in the Town – Tourism Precinct	Town Zone Code ; Development Standards Code; House Code
	Impact assessment if not Code assessment	The planning scheme
Multiple dwelling	Code assessment if: (1) located in the Town – Residential Accommodation Precinct; and (2) on lots with a site area of greater than 900 m <sup>2</sup>	Town Zone Code ; Development Standards Code; Residential Accommodation Code
	Impact assessment if not Code assessment	The planning scheme

<b>TABLE 4.4.1 (1)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE TOWN ZONE –</b> <b>MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1</b> <b>Use</b> <b>(Associated Use</b> <b>class)<sup>15</sup></b>	<b>Column 2</b> <b>Categories of development and</b> <b>assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for</b> <b>assessable development and</b> <b>requirements for accepted</b> <b>development</b> <b>Note – where an Acceptable outcome is</b> <b>adopted as a requirement for Accepted</b> <b>development it is referenced in Table 4.4.2 ,as</b> <b>for example AO 1.1 (RAD)</b>
All other uses in the Residential Use Class	Impact assessment	The planning scheme
<b>Commercial Use Class</b>		
Caravan park	Code assessment if located in the Town – Tourism Precinct	Town Zone Code ; Development Standards Code; Caravan Park and Worker's Accommodation Code
	Impact assessment if not Code assessment	The planning scheme
Commercial premises; Shop	Accepted development subject to requirements if: (1) located in the Town – Commercial Precinct; and (2) has a total use area less than 500m <sup>2</sup>	Town Zone Code ; Development Standards Code ; Commercial Development Code
	Code assessment if: (1) not Accepted development subject to requirements; or (2) Located in the Town – Commercial Precinct; and (3) has a total use area of 500m <sup>2</sup> or more	Town Zone Code ; and Development Standards Code; Commercial Development Code
	Impact assessment if not Code assessment	The planning scheme
Food premises	Accepted development subject to requirements if: (1) located in the Town – Commercial Precinct; and (2) the total use area does not exceed 200m <sup>2</sup> ; and (3) there is no drive-through facility.	Town Zone Code ; and Development Standards Code; Commercial Development Code
	Code assessment if: (1) located in the Town – Tourism or Town – Industrial Precincts; and (2) there is no drive- through facility; OR (3) located in the Town – Commercial Precinct; and (4) the total use area is greater than 200m <sup>2</sup> ; and (5) there is no drive-through facility.	Town Zone Code ; Development Standards Code; Commercial Development Code
	Impact assessment if not Code assessment	The planning scheme
Hotel	Code assessment if located in: (1) the Town – Commercial Precinct; or (2) the Town – Tourism Precinct	Town Zone Code ; Development Standards Code; Commercial Development Code
	Impact assessable if not code assessable	The planning scheme

<b>TABLE 4.4.1 (1)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE TOWN ZONE – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1</b> <b>Use</b> <b>(Associated Use class)<sup>15</sup></b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.4.2 ,as for example AO 1.1 (RAD)</b>
Indoor entertainment	Code assessment if located in: (1) the Town – Commercial Precinct; or (2) the Town – Industrial Precinct	Town Zone Code ; Development Standards Code; Commercial Development Code
	Impact assessment if not code assessment	The planning scheme
Off street car park	Code assessment if located in the: (1) Town – Commercial Precinct; or (2) Town – Industrial Precinct; or (3) Town – Tourism Precinct; or (4) Town – Highway Precinct	Town Zone Code ; Development Standards Code; Commercial Development Code
	Impact assessment if not code assessable	The planning scheme
Plant nursery	Code assessment if located in the Town – Commercial Precinct	Town Zone Code ; Development Standards Code; Commercial Development Code
	Impact assessment if not code assessment	The planning scheme
Showroom; Vehicle Showroom	Accepted development if located in the Town – Highway Precinct	Town Zone Code ; Development Standards Code; Commercial Development Code
	Code assessment if not Accepted development subject to requirements or if located in the: (1) Town – Commercial Precinct; or (2) Town – Industrial Precinct	Town Zone Code ; Development Standards Code; Commercial Development Code
	Impact assessment if not Code assessment	The planning scheme
All other uses in the Commercial Use Class	Impact assessment	The planning scheme
<b>Industrial Use Class</b>		
Low impact industry	Accepted development subject to requirements in the Town – Industrial Precinct	Town Zone Code ; Development Standards Code
	Impact assessment if not accepted development subject to requirements	The planning scheme
Medium impact industry	Code assessment in the Town – Industrial Precinct	Town Zone Code ; Development Standards Code
	Impact assessment if not code assessment	The planning scheme
All other uses in the Industrial Use Class	Impact assessment	The planning scheme

<b>TABLE 4.4.1 (1)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE TOWN ZONE – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1 Use (Associated Use class)<sup>15</sup></b>	<b>Column 2 Categories of development and assessment</b>	<b>Column 3 Assessment benchmarks for assessable development and requirements for accepted development</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.4.2 ,as for example AO 1.1 (RAD)
<b>Community Use Class</b>		
Community purposes	Accepted development subject to requirements if (1) for Community purpose (Categories 1,3,4 &7) in the Town – Community Precinct; or (2) for Community Purposes (Category 1) uses in the Town-Commercial Precinct; and (3) for Community purpose ( all Categories) in respect of existing lawful community facilities in the Town Zone, for expansions less than 10% of the existing total floor area	Town Zone Code ; Development Standards Code
	Code assessment if (1) not Accepted development subject to requirements; or (2) for Community purpose (Categories 2 & 5) in the Town – Community Precinct; or (3) for Community purpose (Categories 1,3,4 and 5) in the Town – Commercial Precinct; or (4) for Community purpose (Categories 3) in the Town – Recreation Precinct; or (5) for Community purposes (Category 1) uses in the Town-Industrial Precinct; and (6) for Community purposes ( all Categories) in respect of existing lawful community facilities in the Town Zone, for expansions greater than 10% and less than 30% of the existing total floor area	Town Zone Code ; Development Standards Code
	Impact assessment in all other Categories of the use in all other Precincts and if not Accepted development subject to requirements or Code assessment	The planning scheme
Open space	Accepted development	N/A
Public facility – operational	Accepted development	N/A
Public facility - other	Impact assessment	The planning scheme

<b>TABLE 4.4.1 (2)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE TOWN ZONE – OTHER DEVELOPMENT</b>		
<b>Column 1</b> <b>Type of development</b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.4.2 ,as for example AO 1.1 (RAD)</b>
<b>Operational work</b>		
Filling and excavating	Accepted development if less than 1m depth and less than 50m <sup>3</sup>	Town Zone Code ; Development Design Code
	Accepted development subject to requirements if equal to or greater than 1m depth and being 50m <sup>3</sup> or more.	Town Zone Code ; Development Design Code
Placing an advertising device on premises	Accepted development subject to requirements if : (1) identified as a consistent advertising device in Division 19, Signage Code Schedule A : and (2) there are a maximum of 2 signs per tenant.	Town Zone Code ; Development Design Code
	Code assessment if not Accepted development subject to requirements.	Town Zone Code ; Development Design Code
Work – Roads	Code assessment	Town Zone Code ; Development Design Code
Work – Car Parking and Access	Code assessment	Town Zone Code ; Development Design Code
Work – Water and Sewer	Code assessment	Town Zone Code ; Development Design Code
Work – Stormwater Drainage	Code assessment	Town Zone Code ; Development Design Code
Work – Electricity and Telecommunication Services	Code assessment	Town Zone Code ; Development Design Code
Work – Footpaths and Cycleways	Code assessment	Town Zone Code ; Development Design Code
Work – Park provision	Code assessment	Town Zone Code ; Development Design Code
Work – Street lighting and Street signs	Code assessment	Town Zone Code ; Development Design Code
Work – Street trees	Accepted development subject to requirements	Town Zone Code ; Development Design Code
Work – Landscaping	Accepted development subject to requirements	Town Zone Code ; Development Design Code
Other Operational work (not including operational work associated with reconfiguring a lot)	Code assessment	Town Zone Code ; Development Design Code

<b>Reconfiguring a lot<sup>16</sup></b>		
All circumstances	Code assessment if : (1) the size of any additional lots created is: (a) not more than 5% below, or (b) equal to, or (c) greater than, the relevant specified minimum lot sizes in the Reconfiguring a Lot Code; or (2) no additional lots are created and the proposal is for the rearrangement of existing lot boundaries.	Town Zone Code Reconfiguring a Lot Code; Development Standards Code; House Code
	Impact assessment if not Code assessment	N/A
<b>Carrying out operational work for reconfiguring a lot</b>		
All circumstances	Accepted development subject to requirements	Town Zone Code Development Design Code
<b>Other</b>		
All other works	Accepted development	N/A

<sup>16</sup> Under Planning Regulation 2017, the reconfiguring a lot is accepted development and cannot be made assessable development under a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.



#### 4.4.2 Assessment Benchmarks and code for the Town Zone

##### (1) Town Zone Code

The provisions in this division comprise the Town Zone Code. They are—

- (a) the Purpose and Overall Outcomes of the Town Zone Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for the Town Zone – Table 4.4.2. Town Zone.

##### (2) The Purpose of the Town Zone Code

The purpose of the Town Zone Code is to achieve the following overall outcomes:

- (a) Biloela and Moura remain as the key service towns which serve the Shire;
- (b) Commercial, community and public uses are consolidated within, or immediately adjoining Biloela and Moura, ensuring that they are easily identifiable and accessible community centres;
- (c) The Precincts each perform a different function within the Town Zone and represent distinct areas or groupings of compatible land uses;
- (d) The availability of land, the amenity, and the operational needs of different uses in each Precinct are not compromised by the inclusion or encroachment of inappropriate development;
- (e) Land on the boundaries of each of the Precincts is of a nature, design and appearance that respects the scale and nature of uses in the adjoining Precinct;
- (f) The overall outcomes specific to each of the Precincts within the Town Zone listed below, are achieved;
  - (i) The overall outcomes sought for the **Town – Residential Precinct** are:
    - A. Land within the Precinct is predominantly used for detached housing;
    - B. Land is normally provided with urban standard services;
    - C. Development on land which is not intended to be provided with a reticulated sewerage system, uses on-site effluent disposal systems which do not adversely impact on ground or surface water resources;
    - D. Uses that are not in the Residential Use Class such as churches, community facilities, and local recreation facilities are only located in the Precinct where such uses are of a scale, size, appearance and built form which is consistent with residential amenity and character of the area;
    - E. Other uses not in the Residential Use Class are preferably not located within the Precinct.
  - (ii) The overall outcomes sought for the **Town – Residential Accommodation Precinct** are:
    - A. Higher residential densities than that of the Town – Residential Precinct are achieved, by the location of new dual occupancies, multiple dwellings and other residential uses in the Precinct;
    - B. New residential development is designed and located such that the potential negative impacts on existing residences are minimised and a balanced mix of residential uses exist;
    - C. Land is generally provided with urban standard services;
    - D. Development on land which is not intended to be provided with a reticulated sewerage system, uses on-site effluent disposal systems which do not adversely impact on ground or surface water resources;
    - E. Uses that are not in the Residential Use Class such as churches, community facilities, and local recreation facilities are located in the Precinct where such uses are of a scale, size, appearance and built form which is consistent with residential amenity of the area, and in preference to their location in the Town - Residential Precinct
  - (iii) The overall outcomes sought for the **Town – Commercial Precinct** are:
    - A. Land within the Precinct is predominantly used for commercial and business uses including shops, commercial premises, and hotels, concentrated within the major service towns of Biloela and Moura;
    - B. The uses within the Precinct afford the Shire a wide range of shopping, banking, office, medical and professional services;
    - C. Other commercial uses such as indoor entertainment and motels are located within the Precinct where they cannot by their scale or nature locate in the Town - Tourism Precinct and are compatible with other commercial uses in the locality;
    - D. The inclusion of industrial and land consumptive uses such as vehicle showrooms and low impact industries is minimised;

- E. New community facilities are consolidated around existing civic and community facilities;
  - F. Land is generally provided with urban standard services;
  - G. Roads and parking areas are of an urban standard, allow for efficient traffic movement and do not by their location or design compromise pedestrian movement in the Town.
- (iv) The overall outcomes sought for the **Town – Tourism Precinct** are:
- A. Land within the Precinct is predominantly used for purposes associated with tourism and uses such as caravan parks, indoor entertainment, motels, food premises and hotels which serve the needs of the travelling public;
  - B. Land is provided with urban standard services;
  - C. Development has a high regard for built form appearance and landscaping where adjacent to a major highway, which enhances the amenity of the area and the towns' image and character; and
  - D. The inclusion of showrooms, vehicle showrooms, and service industries is minimised as they are generally not compatible with other uses in the Precinct.
- (v) The overall outcomes sought for the **Town – Industrial Precinct** are:
- A. Land within the Precinct is predominantly used for low, medium and high impact industrial uses including manufacturing, processing, repairing, packing and storage, in locations where they can be effectively separated or buffered from incompatible land uses;
  - B. Land is afforded good access to transport facilities, and is suited to building and vehicle requirements of preferred uses;
  - C. Land is preferably provided with urban standard services;
  - D. Development provides for ample on-site parking, and on site manoeuvring and loading of heavy vehicles;
  - E. Other uses not in the Industrial Use Class such as service industries and uses which directly serve employees of industrial uses eg food premises, are also located within the Precinct where such uses do not have significant impacts upon the operation or amenity of surrounding uses;
  - F. Indoor and outdoor entertainment uses which are unable to locate in other areas due to their nature, scale or impact on amenity due to noise, may be located in the Precinct; and
  - G. The inclusion of showrooms and vehicle showrooms is minimised.
- (vi) The overall outcomes sought for the **Town – Highway Precinct** are:
- A. Land within the Precinct is predominantly used for vehicle orientated businesses which retail bulky durable goods and require large showroom areas, as well as for retail showrooms and combined retail and warehouse uses;
  - B. Land within the Precinct is afforded direct frontage to major highways through Biloela and Moura townships and is suited to building and vehicle requirements of preferred uses;
  - C. Land is preferably provided with urban standard services;
  - D. Development has a high regard for built form appearance, landscaping and general presentation to major highways, which enhances the amenity of the area and the towns' image and character;
  - E. The inclusion of caravan parks, indoor entertainment, motels, food premises and hotels is minimised; as they are generally not compatible with the uses in the Precinct.
- (vii) The overall outcomes sought for the **Town – Community Precinct** are:
- A. Land within the Precinct is predominantly used for the provision of community purposes, including municipal services, education facilities, hospitals, meeting halls and places of worship;
  - B. Land tenure is predominantly, but not exclusively, crown land;
  - C. The Community Uses found in the Precinct are protected from the encroachment of incompatible uses and development that would restrict the potential expansion of the facilities;
  - D. Land is preferably provided with urban standard services;
  - E. Development in the Precinct does not adversely impact on adjoining residential areas;
  - F. The inclusion of uses in the Commercial and Industrial Use Classes is minimised; as they are generally not compatible with the uses in the Precinct.

- (viii) The overall outcomes sought for the **Town – Recreation Precinct** are:
- A. Land within the Precinct is predominantly used for the provision of public parks, open space, and outdoor entertainment uses including local sporting facilities and venues;
  - B. Land within the Precinct is located in close proximity to residential areas to ensure that the facilities are accessible to the residents they serve;
  - C. Areas of open space and natural habitats within the Precinct are provided such that they form linkages with other open space areas either in the Open Space Zone or the Natural Features and Conservation Overlay;
  - D. Land within the Precinct acts as a buffer between incompatible land uses where necessary;
  - E. New development is located adjacent to other existing sporting facilities and open space areas to consolidate access points and to promote pedestrian and cycling linkages through the Precinct and between adjoining Precincts;
  - F. The inclusion of uses in the Commercial (other than food premises) and Industrial Use Classes is minimised; as they are generally not compatible with the uses in the Precinct.
- (ix) The overall outcomes sought for the **Town - Rural Residential Precinct** are:
- A. Land is predominantly used for dwelling houses on small rural lots;
  - B. Low population densities in the Zone mean that people enjoy a rural lifestyle with accessibility to community facilities;
  - C. The nature of the land within the Zone is essentially residential and therefore the size and scope of rural activities is limited;
  - D. Uses such as animal husbandry and hobby farm cropping and agriculture are of a scale that do not result in adverse impacts on residential amenity;
  - E. New rural residential development is located such that it represents an infill of existing available rural residential land, or is an extension of existing rural residential development;
  - F. New rural residential development respects the natural values and rural landscape values of the land and the surrounding area, by being visually non-intrusive or sufficiently buffered from these areas;
  - G. Reticulated water supply is available and is to be provided to all new development;
  - H. The majority of land in the Zone is afforded an urban standard of road access;
  - I. Allotment size in the rural residential zone is sufficient to permit the sustainable on-site treatment and disposal of domestic effluent;
  - J. Low key uses which provide essential goods and services to the immediate rural residential community are located within the Zone, where potential impacts on residential amenity due to traffic, noise, and the built environment are minimised;
  - K. Commercial and industrial uses are generally inconsistent with the residential nature of land within the Precinct.

<b>TABLE 4.4.2 TOWN ZONE</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<b>All Uses and Works</b>	
<b>Environmental Considerations</b>	
<b>PO1</b> Land uses and works are sited and designed so as not to have adverse impacts on the natural environmental values of the land including: <ol style="list-style-type: none"> <li>(1) natural fauna and flora habitats;</li> <li>(2) water quality, watercourse integrity and ground water resources,</li> <li>(3) soil and land resources; and</li> <li>(4) natural landscape features which:               <ol style="list-style-type: none"> <li>(a) contribute to the diversity of recreation settings; and</li> </ol> </li> </ol>	<b>AO1.1 (RAD)</b> All uses and works are setback a minimum of 50m from any watercourse, as measured to the top of bank <sup>17</sup> <b>AO1.2(RAD)</b> Where the site and any newly created lots are not connected to the reticulated sewerage system, on-site disposal methods meet: <ol style="list-style-type: none"> <li>(1) the Department of Housing and Public Works – Queensland Plumbing and Waste water code 2013 or any subsequent update of that Code; and</li> </ol>

<sup>17</sup> Clearing of any mapped remnant vegetation (as defined in *Planning Act 2016* and *Planning Regulation 2017*) requires application to the Department of Natural Resources and Mines

<b>TABLE 4.4.2 TOWN ZONE</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
(b) provide linkages between open space areas or corridors for path networks	(2) AS1547:2012 <i>On-site Domestic Wastewater Management</i> . Editor's note: Land is kept free of declared weeds and noxious plant infestations, as detailed in the Banana Shire Council Pest Management Plan as amended.
<b>Amenity</b>	
<b>PO2</b> Land uses and works have no adverse impacts on the amenity of adjoining premises or surrounding area through the building design, orientation, and site management addressing : (1) the operation of machinery or electrical equipment; (2) the potential emission of light, noise, vibration, odour, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, or electrical interference.	<b>AO2.1 (RAD)</b> Development complies with the applicable requirements of: (1) the <i>Environmental Protection (Air) Policy 2008</i> (2) the <i>Environmental Protection (Noise) Policy 2008</i> ; (3) the <i>Environmental Protection (Water) Policy 2009</i>
<b>Separation Distances</b>	
<b>PO3</b> Land uses and works are located, and include mitigation measures that: (1) protect the amenity of the area; (2) protect the capacity for existing and approved uses to continue to operate; (3) protect the opportunities for existing and approved uses to expand in appropriately allocated /zoned land; (4) for agricultural uses, are outlined in the <i>State Planning Policy Guideline -Part E Section 3 – Separation areas between agricultural and non--agricultural land use.</i> ; (5) for the keeping of cattle, are outlined in <i>Section 4 of the DPI Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland, 2000</i> ; (6) for the keeping of poultry, are outlined in the <i>Guidelines for Poultry Farming in Queensland</i> ; (7) for the keeping of pigs, are outlined in the <i>Separation Guidelines for Queensland Piggeries (2001)</i> ; (8) for development in proximity to <i>watercourses and waterbodies, are outlined in the SEQWATER Development Assessment Guidelines</i> , prepared as a collaboration of State Government Departments; and (9) ensure the integrity of the Stock Routes and Bicentennial National Trail as shown on Planning Scheme Map 1 Note- To achieve compliance with PO3 account is to be taken of the following factors: (1) the nature of the proposed land use; (2) the existing and future amenity of the area; (3) the existing and future development in the area; (4) the location of any existing vegetation which would buffer the proposed use; and (5) predominant wind directions; and (6) the topography of the site.	<b>AO3.1(RAD)</b> Except for houses, home host accommodation and home based businesses on lots with an area of 5ha or less; all other uses in the Residential Use Class are to achieve the separation distances between uses in the Residential Use Class and other uses, ( both existing and approved uses), in accordance with PART 4: Division 1(Rural Zone): Schedule A – 'Separation Distances Between Uses in the Residential Use Class and Other Uses'. <b>AO3.2 (RAD)</b> Unless separation distances are otherwise provided in accordance with AO3.1, the following is provided: <b>Town – Commercial Precinct</b> (1) Uses in the Residential Use Class on sites adjoining the Town – Industrial Precinct are setback a minimum of 5m to any boundary shared with that adjoining land. (2) Uses in the Commercial and Industrial Use Class and Community Purpose – other uses have: (a) minimum setbacks of 2m to any use in the Residential Use Class which exists on adjoining land; (b) a solid fence with a minimum height of 1.8m on the shared boundary with an adjoining use in the Residential Use Class, which screens any buildings, parking and access areas; and (c) refuse bin enclosures or refuse storage areas setback at least 3m from the shared boundary with an adjoining use in the Residential Use Class. <b>Town – Residential Precinct</b> Uses that are not in the Residential Use Class have minimum boundary setback of 6 m, or half the height of such building whichever is the greater, to any boundary of the site.

<b>TABLE 4.4.2 TOWN ZONE</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
	<p><b>Town – Tourism Precinct</b> Uses in the Residential Use Class have boundary setbacks, in accordance with the Building Code of Australia.</p> <p><b>Any other Precincts in the Town Zone</b></p> <p>(1) Uses in the Residential Use Class are setback a minimum of 3m to any boundary shared with any Non-Residential Use which exists on adjoining land.</p> <p>(2) Uses that are not in the Residential Use Class on sites adjoining the Town-Residential Precinct are setback a minimum of 3m to any boundary shared with that adjoining land.</p> <p>(3) Uses that are not in the Residential Use Class are setback a minimum of 5m to any boundary shared with land in the Town-Residential Precinct or Open Space Zone.</p>
<b>Non Residential uses in the Town – Residential Precinct</b>	
<p><b>PO4</b> Development is of a low key scale and nature that complements the residential amenity and character of the immediate area, without compromising the reasonable expectations of residents.</p>	<p><b>AO4.1</b> Food Premises, Community purposes uses for Educational establishments, Commercial premises including Health centres, and Accommodation Buildings occur only:</p> <p>(1) in a building or land that was previously lawfully used for a use that is not in the Residential Use Class;</p> <p>(2) on land adjoining the Commercial or Community precincts ;</p> <p>(3) on land having frontage to a main or principal road.</p>
<b>Built Form, Layout and Streetscape</b>	
<p><b>PO5</b> Development is sited , designed and constructed to provide a functional, attractive built form that is complimentary to:</p> <p>(1) the location, scale, height and bulk of buildings on adjoining premises and in the surrounding area;</p> <p>(2) the type of building materials used in the construction of buildings on adjoining premises and in the surrounding area;</p> <p>(3) the location of car parking on sites in the vicinity; and</p> <p>(4) the location of any vegetation or street trees in a coherent streetscape.</p>	<p><b>Town – Commercial Precinct</b> <b>AO5.1(RAD)</b> Buildings have a total site cover not exceeding 80%.</p> <p><b>Town – Industrial Precinct</b> <b>AO5.2</b> Development on railway land in Moura, (previously described as Lot 181 FN 107), for any purpose other than railway purposes:</p> <p>(1) makes provision of an open space buffer between the proposed use and the Town-Commercial Precinct, and which forms linkages between existing Town-Recreation Precincts; and</p> <p>(2) provides for industrial uses, or large scale commercial uses such as showrooms and vehicle showrooms, or a mix or such uses.</p>

<b>TABLE 4.4.2 TOWN ZONE</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<b>Building Setbacks</b>	
<p><b>PO6</b> The setback of buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area through the development addressing::</p> <ol style="list-style-type: none"> <li>(1) the existing or proposed future development in the area;</li> <li>(2) the distance between any constructed road and the proposed building;</li> <li>(3) the distance between any existing buildings on other sites and the proposed building;</li> <li>(4) the location of any existing vegetation which would buffer the proposed building;</li> <li>(5) any constraints to development</li> </ol>	<p><b>AO6.1(RAD)</b> Buildings and other structures have boundary setbacks as follows: <b>Town – Commercial Precinct</b> Setbacks of between 0m and 6m to any road frontage, provided that for Uses in the Commercial Use Class the road frontage setback is within 2m of the road frontage setback of any commercial buildings on adjoining land</p> <p><b>AO6.2(RAD)</b> In all other Precincts, buildings are to be setback a minimum of 6m from the road frontage.</p> <p><b>AO6.3 (RAD)</b> Rear and side setbacks are to align with the Queensland Development Code and Building Code of Australia (QDC/BCA).</p>
<b>Building Height</b>	
<p><b>PO9</b>The height of buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area through the development addressing: ;</p> <ol style="list-style-type: none"> <li>(1) the existing or proposed future development in the area</li> <li>(2) the efficient and safe operation of any airstrips or airfields;</li> <li>(3) the particular characteristics of the proposed building;</li> <li>(4) the distance of proposed buildings from roads and other public places from which the building could be viewed;</li> <li>(5) the topography, shape and location of the site;</li> <li>(6) the location of any existing vegetation which would buffer the proposed building</li> </ol>	<p><b>AO9.1(RAD)</b> Buildings and other structures have maximum building heights as follows:</p> <ol style="list-style-type: none"> <li>(1) Town – Commercial Precinct – 12m</li> <li>(2) Town – Residential Precinct – 8.5m</li> <li>(3) Town – Residential Accommodation Precinct – 8.5m</li> <li>(4) Town – Industrial Precinct - 12m</li> <li>(5) Town – Highway Precinct – 8.5m</li> <li>(6) Town – Tourism Precinct – 8.5m</li> <li>(7) Town – Community Precinct – 8.5m</li> <li>(8) Town – Recreation Precinct – 8.5m</li> <li>(9) Town – Rural Residential Precinct – 8.5m.</li> </ol>

## Division 5—Village Zone

### Editor's Note : About the Village Zone

- The Village Zone, as mapped on Maps Zone 2-6, 8, 9, 11 &12, reflects the townships of Dululu, Wowan, Baralaba, Goovigen, Jambin, Banana, Thangool, Theodore, and Cracow.
- The Village Zone contains a number of distinct sub areas, being the:
  - Village – Central Business Area;
  - Village – Industrial Area;
  - Village – Rural Residential Area and
  - Village – Balance Area
- Not all townships have all of the Areas listed.
- The Zoning Maps for the Villages of Dululu, and Banana, also show land which is affected by the Drainage Problem Area Overlay.
- The Village Zone Code regulates new uses and works in relation to their impacts on the existing uses in the Area, their scale, design and location, and their compatibility with land in adjoining Areas.

### 4.5.1 Assessment tables for the Village Zone

- (1) Assessment categories for the Village Zone  
The assessment categories are identified for development in the Village Zone in Column 2 of Tables 4.5.1(1) and 4.5.1(2) as follows—
  - (a) Table 4.5.1(1)—making a material change of use for a defined use, or another use in a defined use class, listed in Column 1; or
  - (b) Table 4.5.1(2)—other development listed in Column 1, including—
    - (i) carrying out building work;
    - (ii) operational work, including but not limited to, filling and excavating, and the placing of advertising devices;
    - (iii) reconfiguring a lot; and
    - (iv) carrying out operational work for reconfiguring a lot.
- (2) Relevant assessment benchmarks for assessable development and requirements for accepted development in the Village Zone
  - (a) The relevant assessment benchmarks in the Village Zone are referred to in Column 3 of Tables 4.5.1(1) and 4.5.1(2).
  - (b) For accepted development subject to requirements, the requirements are referred to in Column 3 of Tables 4.5.1(1) and 4.5.1(2).

<b>TABLE 4.5.1 (1)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE VILLAGE ZONE – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1</b> <b>Use</b> <b>(Associated Use class)<sup>18</sup></b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.5.2 ,as for example AO 1.1 (RAD)</b>
<b><i>Rural Use Class</i></b>		
<b><i>All development within 50m of the Greycliffe Homestead, the Kilburnie Homestead and the Biloela Butter factory as shown on Map No. CONS 2 shall be subject to the Heritage Places Overlay</i></b>		
Agriculture	Accepted development subject to requirement if: (1) in the Village –Rural Residential Area; and (2) on a lot greater than 2ha in area	Village Zone Code ; Development Standards Code; Agricultural Use Code
	Code assessment if: (1) in the Village – Rural Residential Area; and (2) on a lot 2ha or less in area	Village Zone Code ; Development Standards Code; Agricultural Use Code
	Impact assessment if not Code assessment	The planning scheme
Animal Husbandry	Accepted development where conducted on a Stock Route.	N/A
	Accepted development subject to requirement if: (1) not Accepted development; and (2) In the Village – Rural Residential Area; and (3) On a lot greater than 2ha in area	Village Zone Code ; Development Standards Code; Animals Code
	Code assessment if: (1) not Accepted development subject to requirements; and (2) in the Village –Rural Residential Area; and (3) on a lot 2ha or less in area	Village Zone Code ; Development Standards Code; Animals Code
	Impact assessment if not Code assessment.	The planning scheme
Roadside stall	Accepted development subject to requirement where the use area does not exceed 50m <sup>2</sup>	Village Zone Code ; Development Standards Code
	Code assessment if not Accepted development subject to requirements	Village Zone Code ; Development Standards Code
All other uses in the Rural Use Class	Impact assessment	The planning scheme
<b><i>Residential Use Class</i></b>		
Caretaker's residence	Code assessment if located in the Village – Central Business Area;	Village Zone Code ; Development Standards Code
	Impact assessable if not Code assessment	The planning scheme

<sup>18</sup> See Part 2, Division 1, Schedule A for Defined Uses and Use Classes



<b>TABLE 4.5.1 (1)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE VILLAGE ZONE – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1</b> <b>Use</b> <b>(Associated Use class)<sup>18</sup></b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.5.2 ,as for example AO 1.1 (RAD)</b>
Home host accommodation	Code assessable if not located in the Village – Industrial Area	Village Zone Code; Development Standards Code; Home Host Accommodation Code; House Code
	Impact assessable not Code assessment	The planning scheme
House	Accepted development subject to requirements if (1) located outside the Village – Industrial Area; or (2) located in the Village – Industrial Area; AND (3) Utilising an existing house structure	Village Zone Code; and Development Standards Code; House Code
	Impact assessment if not Accepted development subject to requirements	The planning scheme
All other uses in the Residential Use Class	Impact assessment	The planning scheme
<b>Commercial Use Class</b>		
Commercial premises; Shop	Accepted development subject to requirements if: (1) located in the Village – Central Business Area; and (2) has a total use area less than 500m <sup>2</sup>	Village Zone Code ; Development Standards Code; Commercial Development Code
	Code assessment if: (1) located in the Village – Central Business Area; and (2) has a total use area of 500m <sup>2</sup> or greater	Village Zone Code ; Development Standards Code; Commercial Development Code
	Impact assessment if not Code assessment	The planning scheme
Food premises	Accepted development subject to requirements if: (1) located in the Village – Central Business Area; and (2) the total use area is 100m <sup>2</sup> or less ; and (3) there is no drive-through facility.	Village Zone Code ; Development Standards Code; Commercial Development Code
	Code assessment if: (1) located in the Village – Industrial Area; and (2) there is no drive – through facility; OR (3) located in the Village – Central Business Area; and (4) the total use area is greater than 100m <sup>2</sup> ; and	Village Zone Code ; Development Standards Code; Commercial Development Code

<b>TABLE 4.5.1 (1)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE VILLAGE ZONE – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1 Use (Associated Use class)<sup>18</sup></b>	<b>Column 2 Categories of development and assessment</b>	<b>Column 3 Assessment benchmarks for assessable development and requirements for accepted development</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.5.2 ,as for example AO 1.1 (RAD)
	(5) there is no drive-through facility.	
	Impact assessment if not Code assessment	The planning scheme
All other uses in the Commercial Use Class	Impact assessment	The planning scheme
<b>Industrial Use Class</b>		
Low impact industry	Accepted development subject to requirements if located in the Village – Industrial Area	Village Zone Code ; Development Standards Code
	Impact assessable if not Accepted development subject to requirements	The planning scheme
Medium impact industry	Code assessment if located in the Village – Industrial Area	Village Zone Code ; Development Standards Code
	Impact assessment if not Accepted development subject to requirements	The planning scheme
All other uses in the Industrial Use Class	Impact assessment	The planning scheme
<b>Community Use Class</b>		
Community purposes	Accepted development subject to requirements for all Categories for the use if the development involves an expansion of 10% of the existing lawful total floor area	Village Zone Code ; Development Standards Code
	Code assessment for all Categories of the use, if (1) not in the Village – Rural Residential Area; and (2) the development involves an expansion of more than 10% and less than 30% of the existing lawful total floor area	Village Zone Code ; Development Standards Code
	Impact assessment if not Code assessment	The planning scheme
Open space	Accepted development	N/A
Public facility - operational	Accepted development	N/A
Public facility - other	Impact assessment	The planning scheme

<b>TABLE 4.5.1 (2)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE VILLAGE ZONE – OTHER DEVELOPMENT</b>		
<b>Column 1</b> <b>Type of development</b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.5.2 ,as for example AO 1.1 (RAD)</b>
<b>Operational work</b>		
Filling and excavating	Accepted development if less than 1m depth and less than 50m <sup>3</sup>	Village Zone Code ; Development Design Code
	Accepted development subject to requirements if not Accepted development	Village Zone Code ; Development Design Code
Placing an advertising device on premises,	Accepted development subject to requirement if: (1) identified as a consistent advertising device in Division 19, Signage Code Schedule A : and (2) a maximum of 2 signs per tenant.	Village Zone Code ; Development Design Code
	Code assessment if not Accepted development	Village Zone Code ; Development Design Code
Work – Roads	Code assessment	Village Zone Code ; Development Design Code
Work – Car Parking and Access	Code assessment	Village Zone Code ; Development Design Code
Work – Water and Sewer	Code assessment	Village Zone Code ; Development Design Code
Work – Stormwater Drainage	Code assessment	Village Zone Code ; Development Design Code
Work – Electricity and Telecommunication Services	Code assessment	Village Zone Code ; Development Design Code
Work – Footpaths and Cycleways	Code assessment	Village Zone Code ; Development Design Code
Work – Park provision	Code assessment	Village Zone Code ; Development Design Code
Work – Street lighting and Street signs	Code assessment	Village Zone Code ; Development Design Code
Work – Street trees	Accepted development subject to requirements	Village Zone Code ; Development Design Code
Work – Landscaping	Accepted development subject to requirements	Village Zone Code ; Development Design Code
Other Operational work (not including operational work associated with reconfiguring a lot)	Code assessment	Village Zone Code ; Development Design Code

<b>TABLE 4.5.1 (2)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE VILLAGE ZONE – OTHER DEVELOPMENT</b>		
<b>Column 1</b> <b>Type of development</b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 4.5.2 ,as for example AO 1.1 (RAD)</b>
<b><i>Reconfiguring a lot</i></b> <sup>19</sup>		
All circumstances	Code assessment if : (1) the size of any additional lots created is: (a) not more than 5% below, or (b) equal to, or (c) greater than, the relevant specified minimum lot sizes in the Reconfiguring a Lot Code; or (2) no additional lots are created and the proposal is for the rearrangement of existing lot boundaries.	Village Zone Code; Reconfiguring a Lot Code; Development Standards Code; House Code
	Impact assessment if not Code assessment	The planning scheme
<b><i>Carrying out operational work for reconfiguring a lot</i></b>		
All circumstances	Accepted development subject to requirements	Village Zone Code; Development Design Code.
<b><i>Other</i></b>		
All other works	Accepted development	N/A

<sup>19</sup> Under the Planning Regulation 2017, the reconfiguring of a lot is accepted development and cannot be made assessable development in a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

## 4.5.2 Assessment Benchmarks and code for the Village Zone

### (1) Village Zone Code

The provisions in this division comprise the Village Zone Code. They are—

- (a) the Purpose and Overall Outcomes of the Village Zone Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for the Village Zone – Table 4.5.2 Village Zone.

### (2) The Purpose of the Village Zone Code

The purpose of the Village Zone Code is to achieve the following overall outcomes:

- (a) Townships provide a mix of land uses, services and facilities that serve surrounding rural areas and contribute to the existing township character;
- (b) Townships are viable centres as much as residential communities;
- (c) Townships are consolidated within the boundary of the Zone; expansion beyond the boundary is likely to compromise the use of Rural Zoned land for its intended purpose;
- (d) The Central Business Areas in each township are clearly identifiable, and separate to adjoining residential areas;
- (e) Village communities continue to have limited water and sewer infrastructure, and some sealed roads;
- (f) New development is consistent in location, design, scale and character to that of surrounding development, and has no significant adverse impacts upon the natural environment;
- (g) Land capabilities and constraints are recognised by the delineation of different Areas; the overall outcomes for each being specified below:
  - (i) The overall outcomes sought for the **Village - Central Business Area** are:
    - A. Consolidation of business and community purposes, and industrial uses, where there is no other Village – Industrial Area;
    - B. Town and village centres are clearly identifiable;
    - C. The amenity and character of the Area is recognised, complimented and enhanced through well planned and designed retail, commercial developments.
  - (ii) The overall outcomes sought for the **Village - Industrial Area** are:
    - A. Consolidation of industrial uses in areas of existing industrial development;
    - B. The viability of existing and future industrial activities are protected against the encroachment of incompatible uses.
  - (iii) The overall outcomes sought for the **Village - Rural Residential Area** are:
    - A. Land is predominantly used for dwelling houses on small rural lots,;
    - B. Low population densities in the Zone mean that people enjoy a rural lifestyle with accessibility to community facilities;
    - C. The nature of the land within the Zone is essentially residential and therefore the size and scope of rural activities is limited;
    - D. Uses such as animal husbandry and hobby farm cropping and agriculture are of a scale that do not result in adverse impacts on residential amenity;
    - E. New rural residential development is located such that it represents an infill of existing available rural residential land, or is an extension of existing rural residential development;
    - F. New rural residential development respects the natural values and rural landscape values of the land and the surrounding area, by being visually non-intrusive or sufficiently buffered from these areas;
    - G. Reticulated water supply is available and is to be provided to all new development;
    - H. The majority of land in the Zone is afforded an urban standard of road access;
    - I. Allotment size in the rural residential zone is sufficient to permit the sustainable on-site treatment and disposal of domestic effluent;
    - J. Low key uses which provide otherwise unprovided essential goods and services to the immediate rural residential community are located within the Zone, where potential impacts on residential amenity due to traffic, noise, and the built environment are minimised;
    - K. Commercial and industrial uses are inconsistent with the residential nature and character of land within the Precinct.

<b>TABLE 4.5.2 VILLAGE ZONE</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<b>All Uses and Works</b>	
<b>Environmental considerations</b>	
<p><b>PO1</b> Developments are sited and designed so as not to have adverse impacts on the natural environmental values of the land including:</p> <ol style="list-style-type: none"> <li>(1) natural fauna and flora habitats;</li> <li>(2) water quality, watercourse integrity and ground water resources,</li> <li>(3) soil and land resources; and</li> <li>(4) natural landscape features which:               <ol style="list-style-type: none"> <li>(a) contribute to the diversity of recreation settings; and</li> <li>(b) provide linkages between open space areas or corridors for path networks.</li> </ol> </li> </ol>	<p><b>AO1.1 (RAD)</b> All uses and works are setback a minimum of 50m from any watercourse, as measured to the top of bank<sup>20</sup></p> <p><b>AO1.2(RAD)</b> Where the site and any newly created lots are is not connected to the reticulated sewerage system, on-site disposal methods meet:</p> <ol style="list-style-type: none"> <li>(1) the Department of Housing and Public Works – Queensland Plumbing and Waste water code 2013 or any subsequent update of that Code; and</li> <li>(2) AS1547:2012 <i>On-site Domestic Wastewater Management</i>.</li> </ol> <p>Editor's Note: Land is kept free of declared weeds and noxious plant infestations, as detailed in the Emerald Shire Council Pest Management Plan.</p>
<b>Amenity</b>	
<p><b>PO2</b> Land uses and works have no adverse impacts on the amenity of adjoining premises or surrounding area through the building design, orientation, and site management addressing :</p> <ol style="list-style-type: none"> <li>(1) the operation of machinery or electrical equipment;</li> <li>(2) the potential emission of light, noise, vibration, odour, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, or electrical interference.</li> </ol>	<p><b>AO2.1(RAD)</b> Development complies with the applicable requirements of:</p> <ol style="list-style-type: none"> <li>(1) the <i>Environmental Protection (Air) Policy 2008</i></li> <li>(2) the <i>Environmental Protection (Noise) Policy 2008</i>;</li> <li>(3) the i.</li> </ol>
<b>Separation Distances</b>	
<p><b>PO3</b> Land uses and works are located, and include mitigation measures that:</p> <ol style="list-style-type: none"> <li>(1) protect the amenity of the area;</li> <li>(2) protect the capacity for existing and approved uses to continue to operate;</li> <li>(3) protect the opportunities for existing and approved uses to expand in appropriately allocated /zoned land;</li> <li>(4) for agricultural uses, are outlined in the State Planning Policy Guideline -Part E Section 3 – Separation areas between agricultural and non--agricultural land use.;</li> <li>(5) for the keeping of cattle, are outlined in <i>Section 4 of the DPI Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland, 2000</i>;</li> <li>(6) for the keeping of poultry, are outlined in the <i>Guidelines for Poultry Farming in Queensland</i>;</li> <li>(7) for the keeping of pigs, are outlined in the <i>Separation Guidelines for Queensland Piggeries (2001)</i>;</li> </ol>	<p><b>AO3.1(RAD)</b> Except for houses, home host accommodation and home based businesses on lots with an area of 5ha or less; all other uses in the Residential Use Class are to achieve the separation distances between uses in the Residential Use Class and other uses, ( both existing and approved uses), in accordance with PART 4: Division 1(Rural Zone): Schedule A – ‘Separation Distances Between Uses in the Residential Use Class and Other Uses’.</p> <p><b>AO3.2 (RAD)</b> Unless separation distances are otherwise provided in accordance with AO3.1, the following is provided:</p> <ol style="list-style-type: none"> <li>(1) uses in the Residential Use Class have minimum setbacks of 3m to any Non-Residential Use which exists on adjoining land; and</li> <li>(2) uses in the Commercial and Industrial Use Class and Community Purpose – other uses have:</li> </ol>

<sup>20</sup> Clearing of any mapped remnant vegetation (as defined in Planning Act 2016 and the Regulation 2017) will require application to the Department of Natural Resources and Mines.

<b>TABLE 4.5.2 VILLAGE ZONE</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<p>(8) for development in proximity to <i>watercourses and waterbodies, are outlined in the SEQWATER Development Assessment Guidelines</i>, prepared as a collaboration of State Government Departments; and</p> <p>(9) ensure the integrity of the Stock Routes and Bicentennial National Trail as shown on Planning Scheme Map 1</p> <p>Note- To achieve compliance with PO3 account is to be taken of the following factors:</p> <ol style="list-style-type: none"> <li>(1) the nature of the proposed land use;</li> <li>(2) the existing and future amenity of the area;</li> <li>(3) the existing and future development in the area;</li> <li>(4) the location of any existing vegetation which would buffer the proposed use; and</li> <li>(5) predominant wind directions; and</li> <li>(6) the topography of the site..</li> </ol>	<ol style="list-style-type: none"> <li>(a) minimum setbacks of 2m to any use in the Residential Use Class which exists on adjoining land;</li> <li>(b) a solid fence with a minimum height of 1.8m on the shared boundary with an adjoining use in the Residential Use Class, which screens any buildings, parking and access areas; and</li> <li>(c) refuse bin enclosures or refuse storage areas setback at least 3m from the shared boundary with an adjoining use in the Residential Use Class.</li> </ol> <p><b>AO3.3</b></p> <p>A landscaped buffer area of a width and density (as determined through the preparation of an Environmental Management Plan – Division 3 Schedule A) is to be provided to protect residential amenity from noise, dust and light nuisances, for any of the following development on Lot 1 SP 256193 in Thangool;</p> <ol style="list-style-type: none"> <li>(1) for reconfiguring a lot; or</li> <li>(2) for a material change of use for a use in the Residential Use Class, Hotel, Caravan park; or</li> <li>(3) for a material change of use for Community Purposes – government or Community Purposes – other ,which includes residential accommodation; or</li> <li>(4) any use on Council's reserve Lot 226 RN932 in Thangool.</li> </ol>
<b>Built Form, Layout and Streetscape</b>	
<p><b>PO4</b></p> <p>Uses in the Commercial Use Class are sited and designed to make a contribution in enhancing the desired amenity and character of the area through the development addressing:</p> <ol style="list-style-type: none"> <li>(1) the location, scale, height and bulk of buildings on adjoining premises and in the surrounding area;</li> <li>(2) the type of building materials used in the construction of buildings on adjoining premises and in the surrounding area;</li> <li>(3) the provision of pedestrian pathways and shelter e.g. overhang or verandahs along the street;</li> <li>(4) the location of car parking on sites in the vicinity; and</li> <li>(5) the location of any vegetation or street trees that contribute to the streetscape.</li> </ol>	<p>No overall outcomes are specified.</p>

TABLE 4.5.2 VILLAGE ZONE

Performance Outcomes	Acceptable Outcomes Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<b>Building Setbacks</b>	
<p><b>PO5</b> The setback of buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area through the development addressing:</p> <ol style="list-style-type: none"> <li>(1) the existing or proposed future development in the area;</li> <li>(2) the distance between any constructed road and the proposed building;</li> <li>(3) the distance between any existing buildings on other sites and the proposed building;</li> <li>(4) the location of any existing vegetation which would buffer the proposed building;</li> <li>(5) any constraints to development</li> </ol>	<p><b>AO5.1(RAD)</b> Buildings and other structures have boundary setbacks as follows:</p> <ol style="list-style-type: none"> <li>(1) in the Village – Central Business Area are:               <ol style="list-style-type: none"> <li>(a) setbacks of between 0m and 6m to any road frontage, provided that for Uses in the Commercial Use Class the road frontage setback is within 2m of the road frontage setback of any commercial buildings on adjoining land; and</li> <li>(b) no specific setback to any other boundary;</li> </ol> </li> <li>(2) in the Village – Rural Residential Area:               <ol style="list-style-type: none"> <li>(a) minimum setbacks of 6m to any road frontage; and</li> <li>(b) minimum side boundary setbacks of 3m; or</li> </ol> </li> <li>(3) in other areas of the Zone are:               <ol style="list-style-type: none"> <li>(a) minimum setbacks of 6m to any road frontage; and</li> <li>(b) rear and side setbacks are to align with the Queensland Development Code and Building Code of Australia (QDC/BCA).</li> </ol> </li> </ol>
<b>Building Height</b>	
<p><b>PO6</b> The height of buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area through the development addressing: ;</p> <ol style="list-style-type: none"> <li>(1) the existing or proposed future development in the area</li> <li>(2) the efficient and safe operation of any airstrips or airfields;</li> <li>(3) the particular characteristics of the proposed building;</li> <li>(4) the distance of proposed buildings from roads and other public places from which the building could be viewed;</li> <li>(5) the topography, shape and location of the site;</li> <li>(6) the location of any existing vegetation which would buffer the proposed building</li> </ol>	<p><b>AO6.1(RAD)</b> Buildings and other structures have maximum building heights as follows:</p> <ol style="list-style-type: none"> <li>(1) in the Village – Central Business Area and Village – Industrial Area – 12m; or</li> <li>(2) in other areas of the Zone – 8.5m.</li> </ol>



## PART 5—OVERLAYS

### Division 1—Natural Features and Conservation Area Overlays

#### Editor's note : About the Natural Features and Conservation Area Overlays

- The Natural Features and Conservation Area Overlays comprise the following:
  - The Catchment Overlay;
  - The Heritage Places Overlay; and
  - The Drainage Problem Areas Overlay.
- The Catchment Overlay regulates development which is in the declared Callide Dam Catchment Area and Callide Sub Artesian Area, as defined by the *Water Act 2000* and the *Water Regulation 2000*, as shown by CONS-2, and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays. The Catchment Overlay also regulates development on land adjacent to the Dawson River.
- The Heritage Places Overlay regulates development which occurs on the site of, or on land immediately adjacent to sites contained on the Queensland Heritage Register, as shown by CONS-3, and as and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays.
- The Drainage Problem Areas Overlay regulates development on land which is known to be constrained due to poor drainage. These areas occur in the townships of Biloela, Banana and Dululu, as shown on the relevant Zoning Maps 2,7 & 8.

#### 5.1.1 Assessment tables for the Natural Features and Conservation Area Overlays

- (1) Assessment categories for the Natural Features and Conservation Overlays  
The assessment categories are identified for development in the Natural Features and Conservation Overlays in Column 2 of Tables 5.1.1(1) and 5.1.1(2) as follows—
  - (a) Table 5.1.1(1)—making a material change of use for a defined use, or another use in a defined use class, listed in Column 1; or
  - (b) Table 5.1.1(2)—other development listed in Column 1, including—
    - (i) carrying out building work;
    - (ii) operational work, including but not limited to, filling and excavating, and the placing of advertising devices;
    - (iii) reconfiguring a lot;
    - (iv) carrying out operational work for reconfiguring a lot.
- (2) Relevant assessment benchmarks for assessable development and requirements for accepted development in the Natural Features and Conservation area Overlays
  - (a) The relevant assessment benchmarks in the Natural Features and Conservation Area overlays are referred to in Column 3 of Tables 5.1.1(1) and 5.1.1(2).
  - (b) For accepted development subject to requirements, the requirements are referred to in Column 3 of Tables 5.1.1(1) and 5.1.1(2).

<b>TABLE 5.1.1 (1)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE NATURAL FEATURES AND CONSERVATION AREA OVERLAYS – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1 Use (Associated Use class)<sup>21</sup></b>	<b>Column 2 Categories of development and assessment</b>	<b>Column 3 Assessment benchmarks for assessable development and requirements for accepted development</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.1.2 as for example AO 1.1 (RAD)
<b>Catchment Overlay</b>		
<b>Rural Use Class</b>		
Agriculture; Animal Husbandry; and Roadside stall	Accepted development	N/A
Stock saleyard	Code assessment	Natural Features and Conservation Area Overlays Code – Catchment Overlay
All other uses in the Rural Use Class	Impact assessment	The planning scheme
<b>Residential Use Class</b>		
Caretaker's residence; Home host accommodation; House; and Rural dwelling	Accepted development if: (1) in a sewerage serviced area; or (2) if outside a sewerage serviced area and not requiring the establishment or expansion of an on-site waste disposal system	N/A
All uses in the Residential Use Class	Code assessable if not Accepted development	Natural Features and Conservation Area Overlays Code – Catchment Overlay
<b>Commercial Use Class</b>		
Caravan Park; Commercial Premises; Shop; Food Premises; Hotel; Indoor Entertainment; Off street car park; Outdoor entertainment; Plant Nursery; Showroom; and Vehicle Showroom	Accepted development if: (1) in a sewerage serviced area; or (2) if outside a sewerage serviced area and not requiring the establishment or expansion of an on-site waste disposal system; and (3) not involving an increase in impervious area; and (4) there is no discharge of potential water contaminants	N/A
All other uses in the Commercial Use Class	Code assessment if not Accepted development	Natural Features and Conservation Area Overlays Code – Catchment Overlay
<b>Industrial Use Class</b>		
Bulk store; High impact industry if for an abattoir in the Special Industry Zone – Biloela Abattoir Area; Landscape supplies; Low impact industry; Medium impact industry; Transport terminal; Vehicle depot; and Warehouse	Accepted development if: (1) in a sewerage serviced area; or (2) if outside a sewerage serviced area and not requiring the establishment or expansion of an on-site waste disposal system; and (3) not involving an increase in impervious area; and (4) there is no discharge of potential water contaminants	N/A

<sup>21</sup> See Part 2, Division 1, Schedule A for Defined Uses and Use Classes

<b>TABLE 5.1.1 (1)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE NATURAL FEATURES AND CONSERVATION AREA OVERLAYS – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1 Use (Associated Use class) <sup>21</sup></b>	<b>Column 2 Categories of development and assessment</b>	<b>Column 3 Assessment benchmarks for assessable development and requirements for accepted development</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.1.2 as for example AO 1.1 (RAD)
All other uses in the Industrial Use Class	Code assessment if not Accepted development	Natural Features and Conservation Area Overlays Code – Catchment Overlay
<b>Community Use Class</b>		
Open space; Community purposes; and Public facility - operational	Accepted development if: (1) in a sewerage serviced area; or (2) if outside a sewerage serviced area and not requiring the establishment or expansion of an on-site waste disposal system; and (3) not involving an increase in impervious area; and (4) there is no discharge of potential water contaminants	N/A
All other uses in the Community Use Class	Code assessment if not Accepted development.	Natural Features and Conservation Area Overlays Code – Catchment Overlay
<b>Heritage Places Overlay</b>		
<b>Rural Use Class</b>		
All uses in the Rural Use Class	Accepted development	N/A
<b>Residential Use Class</b>		
Caretaker's residence; Home host accommodation; and House	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
All other uses in the Residential Use Class	Impact assessment	The planning scheme
<b>Commercial Use Class</b>		
All uses in the Commercial Use Class	Impact assessment	The planning scheme
<b>Industrial Use Class</b>		
All uses in the Industrial Use Class	Impact assessment	The planning scheme
<b>Community Use Class</b>		
Open space; Public facility - operational	Accepted development	N/A
All uses in the Community Use Class	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
<b>Drainage Problem Areas Overlay</b>		
<b>Rural Use Class</b>		
All uses in the Rural Use Class,	Accepted development	N/A

<b>TABLE 5.1.1 (1)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE NATURAL FEATURES AND CONSERVATION AREA OVERLAYS – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1 Use (Associated Use class) <sup>21</sup></b>	<b>Column 2 Categories of development and assessment</b>	<b>Column 3 Assessment benchmarks for assessable development and requirements for accepted development Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.1.2 as for example AO 1.1 (RAD)</b>
<b>Residential Use Class</b>		
All uses in the Residential Use Class	Accepted development subject to requirements	Natural Features and Conservation Area Overlays Code – Drainage Problem Area Overlay
<b>Commercial Use Class</b>		
Off street car park	Accepted development	N/A
Outdoor entertainment	Accepted development if no habitable buildings are proposed	N/A
	Accepted development subject to requirements if proposing habitable buildings	Natural Features and Conservation Area Overlays Code – Drainage Problem Area Overlay
All other uses in the Commercial Use Class	Accepted development subject to requirements	Natural Features and Conservation Area Overlays Code – Drainage Problem Area Overlay
<b>Industrial Use Class</b>		
All uses in the Industrial Use Class	Accepted development if no habitable buildings are proposed	N/A
	Accepted development subject to requirements if proposing habitable building	Natural Features and Conservation Area Overlays Code – Drainage Problem Area Overlay
<b>Community Use Class</b>		
All uses in the Community Use Class	Accepted development if no habitable buildings are proposed	N/A
	Accepted development subject to requirements if proposing habitable building	Natural Features and Conservation Area Overlays Code – Drainage Problem Area Overlay

<b>TABLE 5.1.1 (2)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE NATURAL FEATURES AND CONSERVATION OVERLAYS – OTHER DEVELOPMENT</b>		
<b>Column 1</b> <b>Type of development</b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.1.2 ,as for example AO 1.1 (RAD)</b>
<b><i>Catchment Overlay</i></b>		
<b><i>Operational work</i></b>		
Filling and excavating	Code assessment	Natural Features and Conservation Area Overlays Code – Catchment Overlay
Work – Roads	Code assessment	Natural Features and Conservation Area Overlays Code – Catchment Overlay
Work – Car Parking and Access	Code assessment	Natural Features and Conservation Area Overlays Code – Catchment Overlay
Work – Water and Sewer	Code assessment	Natural Features and Conservation Area Overlays Code – Catchment Overlay
Work – Stormwater Drainage	Code assessment	Natural Features and Conservation Area Overlays Code – Catchment Overlay
Work – Electricity and Telecommunication Services	Code assessment	Natural Features and Conservation Area Overlays Code – Catchment Overlay
Work – Footpaths and Cycleways	Code assessment	Natural Features and Conservation Area Overlays Code – Catchment Overlay
Work – Park provision	Code assessment	Natural Features and Conservation Area Overlays Code – Catchment Overlay
Work – Street lighting and Street signs	Code assessment	Natural Features and Conservation Area Overlays Code – Catchment Overlay
Work – Street trees	Accepted development subject to requirements	Natural Features and Conservation Area Overlays Code – Catchment Overlay
Work – Landscaping	Accepted development subject to requirements	Natural Features and Conservation Area Overlays Code – Catchment Overlay
Other Operational work associated with a Code or Impact assessment Material Change of Use (not including operational work associated with reconfiguring a lot)	Code assessment	Natural Features and Conservation Area Overlays Code – Catchment Overlay
<b><i>Reconfiguring a lot</i></b>		
If: <ul style="list-style-type: none"> <li>▪ in a sewerage serviced area; or</li> <li>▪ outside a sewerage serviced area and not requiring the establishment or expansion of an on-site waste disposal system;</li> </ul> And <ul style="list-style-type: none"> <li>▪ not creating any additional allotments</li> </ul>	Accepted development	Not applicable

<b>TABLE 5.1.1 (2)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE NATURAL FEATURES AND CONSERVATION OVERLAYS – OTHER DEVELOPMENT</b>		
<b>Column 1</b> Type of development	<b>Column 2</b> Categories of development and assessment	<b>Column 3</b> Assessment benchmarks for assessable development and requirements for accepted development <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.1.2 ,as for example AO 1.1 (RAD)</b>
If the criteria for Accepted Development do not apply	Code assessable	Natural Features and Conservation Overlays Code – Catchment Overlay
<b><i>Carrying out operational work for reconfiguring a lot</i></b>		
All circumstances	Code assessment	Natural Features and Conservation Area Overlays Code – Catchment Overlay
<b><i>Other</i></b>		
All other works	Accepted development	N/A
<b><i>Heritage Places Overlay</i></b>		
<b><i>Operational work</i></b>		
Filling and excavating	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Roads	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Car Parking and Access	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Water and Sewer	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Stormwater Drainage	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Electricity and Telecommunication Services	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Footpaths and Cycleways	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Park provision	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Street lighting and Street signs	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Street trees	Accepted development subject to requirements	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Landscaping	Accepted development subject to requirements	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Clearing of vegetation on freehold land	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Other Operational work associated with a Code or Impact assessment Material Change of Use (not including operational work associated with reconfiguring a lot)	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
<b><i>Reconfiguring a lot</i></b>		
All circumstances	Impact assessment	The planning scheme
<b><i>Carrying out operational work for reconfiguring a lot</i></b>		
All circumstances	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
<b><i>Other</i></b>		
All other works	Accepted development	N/A

<b>TABLE 5.1.1 (2)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE NATURAL FEATURES AND CONSERVATION OVERLAYS – OTHER DEVELOPMENT</b>		
<b>Column 1</b> Type of development	<b>Column 2</b> Categories of development and assessment	<b>Column 3</b> Assessment benchmarks for assessable development and requirements for accepted development <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.1.2 ,as for example AO 1.1 (RAD)</b>
<b><i>Drainage Problem Area Overlay</i></b>		
<b><i>Operational work</i></b>		
Filling and excavating	Accepted development subject to requirements if 1. for operational works associated with farm management practices; and 2. 2000m <sup>3</sup> or less of material is excavated or placed as fill	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
	Code assessment if not Accepted development subject to requirements	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Roads	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Car Parking and Access	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Water and Sewer	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Stormwater Drainage	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Electricity and Telecommunication Services	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Footpaths and Cycleways	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Park provision	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Street lighting and Street signs	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Street trees	Accepted development subject to requirements	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Work – Landscaping	Accepted development subject to requirements	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
Other Operational work associated with a Code or Impact assessment Material Change of Use (not including operational work associated with reconfiguring a lot)	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
<b><i>Reconfiguring a lot</i></b>		
All circumstances	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
<b><i>Carrying out operational work for reconfiguring a lot</i></b>		
All circumstances	Code assessment	Natural Features and Conservation Area Overlays Code – Heritage Places Overlay
<b><i>Other</i></b>		
All other works	Accepted	N/A

## 5.1.2 Assessment Benchmarks and code for the Natural Features and Conservation Area Overlays

### (1) Natural Features and Conservation Area Overlays Code

The provisions in this division comprise the Natural Features and Conservation Area Overlays Code. They are—

- (a) the Purpose and Overall Outcomes of the Natural Features and Conservation Area Overlays Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for the Natural Features and Conservation Area Overlays – Table 5.1.2. Natural Features and Conservation Area Overlays

### (2) The Purpose of the Natural Features and Conservation Area Overlays Code

The purpose of the Natural Features and Conservation Area Overlays Code is to achieve the following overall outcomes:

- (a) The overall outcomes sought for the **Catchment Overlay** are:
  - (i) Water quality in the Callide Dam and groundwater quality in the Callide subartesian area is protected and maintained by appropriate conditioning of development approvals and discouraging incompatible land uses from establishing within the Callide Dam Catchment Area and the Callide subartesian area as declared under the Water Act 2000 and the Water Regulation 2002;
  - (ii) Surface water quality of the Dawson River and the quality of groundwater adjacent to the Dawson River is protected and maintained by appropriate conditioning of development approvals, buffering of development proposed adjacent to the river and compliance with the requirements of the Water Act 2000;
  - (iii) Unserviced residential development, such as rural residential development, is not located in the catchments; and
  - (iv) Development that places excessive demands on water supply, to the extent that it would threaten the sustainable use of the water resources, is excluded from the catchments.
- (b) The overall outcomes sought for the **Heritage Places Overlay** are:
  - (i) Development does not significantly impact upon the values sought to be protected for the heritage place; and
  - (ii) Development that potentially threatens the values sought to be protected for the heritage place, is excluded.
- (c) The overall outcomes sought for the **Drainage Problem Areas Overlay** are:
  - (i) Habitable buildings or parts of buildings are sited and designed having regard to the drainage problems of the area; and
  - (ii) The extent of filling and excavating is controlled so as not to exacerbate the existing drainage conditions.

**TABLE 5.1.2 NATURAL FEATURES AND CONSERVATION AREA OVERLAYS**

<b>TABLE 5.1.2 NATURAL FEATURES AND CONSERVATION AREA OVERLAYS</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 5.1 (RAD)
<b>All Uses and Works on land in the Catchment Overlay</b>	
<b>Environmental Considerations</b>	
<b>PO1</b> The ecological values and natural processes of the watercourses, water bodies and groundwater in the catchment area are protected and enhanced. Note : An Ecological Assessment Report and Environmental Management Plan, prepared in accordance with Division 1: Schedule A – Preparation of an Ecological Assessment Reports and Environmental Management Plans, can be prepared and lodged to demonstrate achievement of the PO1.	No accepted outcome is provided.
<b>Potential contaminants</b>	
<b>PO2</b> Separation distances are provided between land uses with the potential to generate waste or contaminants, and the ground and surface waters within the Overlay area.	<b>AO2.1</b> A setback of 100m is provided, from : <ol style="list-style-type: none"> <li>(1) the high water mark of the Callide Dam;</li> <li>(2) the top of bank of the Dawson River; and</li> <li>(3) any watercourse within the Overlay area;</li> </ol> to any of the following:



<b>TABLE 5.1.2 NATURAL FEATURES AND CONSERVATION AREA OVERLAYS</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 5.1 (RAD)
	<ul style="list-style-type: none"> <li>(a) Intensive agriculture (setback measured to the areas actively used for cropping);</li> <li>(b) Intensive animal husbandry (setback measured to fences or holding yards);</li> <li>(c) Stock saleyards;</li> <li>(d) Any use which involves the erection of dwellings or other accommodation units at a density greater than 1 dwelling unit per 1 ha of site area and which is defined as:               <ul style="list-style-type: none"> <li>(i) A use in the Residential Use Class; or</li> <li>(ii) Caravan park; or</li> <li>(iii) Any residential component of a Community purposes use; and</li> </ul> </li> <li>(e) Any use in the Commercial, Industrial or Community Use Classes which has a floor area in excess of 200m<sup>2</sup> per 1ha of site area; and</li> <li>(f) Operational work involving the construction of roads and the laying of services e.g. stormwater drainage, telecommunications; and</li> <li>(g) Any form of waste disposal e.g. on-site effluent disposal, animal wastes.</li> </ul> <p><b>AO2.2</b> All existing vegetation, excluding pest weeds, located in the setback buffer required in AO2.1, is to be retained and protected during the period of any works on -site . Note: Land is kept free of declared weeds and noxious plant infestations in accordance with the Banana Shire Council Pest Management Plan (as amended)..</p>
<b>Effluent Disposal</b>	
<p><b>PO3</b> Where wastewater effluent disposal is to occur on – site, the preferred method of disposal ensures that no detrimental environment impacts are caused upon ground or surface water quality. Note; Proponents can demonstrate achievement of PO3 through preparation of a site evaluation which includes a report prepared and certified by a suitably qualified professional, identifying :</p> <ul style="list-style-type: none"> <li>(1) test holes being conducted:           <ul style="list-style-type: none"> <li>a) per lot or proposed lot where Reconfiguring a Lot, or</li> <li>b) in the site area where a new use is proposed;</li> </ul> </li> <li>(2) the location of test holes on a scaled site plan.</li> </ul>	<p><b>AO3.1</b> On –site waste water treatment and disposal is to satisfy the requirements of</p> <ul style="list-style-type: none"> <li>(1) the Department of Housing and Public Works – Queensland Plumbing and Waste water code 2013 or any subsequent update of that Code; and</li> <li>(2) <i>AS1547:2012 On-site Domestic Wastewater Management.</i></li> </ul>

<b>TABLE 5.1.2 NATURAL FEATURES AND CONSERVATION AREA OVERLAYS</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 5.1 (RAD)
<b>Stormwater Drainage and Runoff</b>	
<p><b>PO4</b> Stormwater drainage and runoff: is</p> <ol style="list-style-type: none"> <li>(1) not discharged at a volume or frequency that would degrade the ecology of the watercourse or water body;</li> <li>(2) managed such that : <ol style="list-style-type: none"> <li>(a) it maintains the natural values of the watercourse or water body;</li> <li>(b) any increase in waterborne pollutants discharging into the watercourse or water body is avoided.</li> <li>(c) a no net worsening effect occurs on neighbouring properties.;</li> </ol> </li> </ol>	<p><b>AO4.1</b> Stormwater drainage and runoff (including roof guttering and rainwater tank overflows) is managed to avoid an increase in on-site surface water, ponding of water and water concentration into slopes and discharges to a lawful point of discharge.</p> <p><b>AO4.2</b> The development incorporates treatment facilities that are based on the expected types and volumes of pollutants likely to be generated from the development (e.g. Floatable litter, organic matter, sediment) in accordance with the Capricorn Municipal Development Guidelines and Queensland Urban Drainage manual(QUDM).</p> <p><b>OR</b></p> <p><b>AO4.3</b> For industrial development in the Special Industrial Zone, a site based Stormwater Management Plan is to be prepared and certified by an RPEQ for all stormwater management measures associated with the development's compliance with the Capricorn Municipal Development Guidelines and Queensland Urban Drainage manual(QUDM).</p>
<b>All Uses and Works on and within 50m of the land upon which the Greycliffe Homestead, the Kilburnie Homestead and the Biloela Butter factory exists as shown on Map No. CONS</b>	
<p><b>PO5</b> Development:</p> <ol style="list-style-type: none"> <li>(1) respects the cultural significance of the heritage place;</li> <li>(2) is based on, and takes account of, all aspects of the cultural significance of the heritage place; and</li> <li>(3) is sympathetic to and consistent with the values sought to be protected in a setting where adjoining a heritage place.</li> </ol>	<p><b>AO5.1</b> Development on land immediately adjoining Greycliffe Homestead, Kilbirnie Homestead and the Biloela Butter Factory:</p> <ol style="list-style-type: none"> <li>(1) does not further obscure the view of the heritage place as seen from public places; and</li> <li>(2) does not cast shadow over the heritage place.</li> </ol> <p>Note: Development on the Greycliffe Homestead and Kilbirnie Homestead is consistent with the provisions of the <i>Queensland Heritage Act 1992</i>, as it relates to sites on the Queensland Heritage Register.</p>
<b>All Uses and Works on land in the Drainage Problem Area Overlay</b>	
<p><b>PO6</b> Development:</p> <ol style="list-style-type: none"> <li>(1) is sited in areas not affected by or least prone to inundation; and</li> <li>(2) does not unduly restrict stormwater drainage and does not further contribute to drainage problems on the site or in the surrounding area.</li> </ol>	<p><b>AO6.1(RAD)</b> Development with habitable buildings is sited on parts of the land that is not within a Drainage problem area and of the highest elevation.</p> <p><b>Or</b></p> <p><b>AO6.2(RAD)</b> Development with habitable buildings is designed to provide immunity to the inundation from a Defined Inundation Event as outlined in the Planning Act 2016 plus a freeboard of 300mm.</p> <p><b>AO6.2(RAD)</b> Filling and excavating:</p> <ol style="list-style-type: none"> <li>(1) does not cause the ponding or damming of water;</li> <li>(2) is only undertaken for the purposes of siting a house; and</li> <li>(3) does not involve filling and excavating to a depth more than 300mm or more than 2000m<sup>3</sup> of material.</li> </ol>

## Division 2—Economic Resources Overlays

### Editor's note :About the Economic Resources Overlays

- The Economic Resources Overlays comprise the following:
  - The Agricultural Land Class Overlay;
  - The Mining Resources Overlay;
  - The Extractive Industries Overlay; and
  - The Aircraft Affected Land Overlay.
- The Agricultural Land Class Overlay regulates development to protect Good Quality Agricultural Land from fragmentation and alienation by incompatible land uses. Agricultural Land Classification (ALC) Class A and Class B land (in accordance with the State Planning Policy mapping) as shown by MAP ECRES – 1, and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays.
- The Mining Resources Overlay regulates development on, and within 1000m of, land covered by Petroleum Leases, Mining Leases and Mineral Development Licences and within designated Key Resource Areas. The Overlay Map, as shown by Map ECRES - 2, and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays, does not show all land within the 1000m radius, but rather the text of the Overlay Code relates.
- The Extractive Industries Overlay regulates development on, and within 500m of, land which is used for Extractive Industries and within designated Key Resource Areas for Extractive Industry, including Council operated quarries. The Overlay Map, as shown by Map ECRES - 3, and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays, does not show all land within the 500m radius, but rather the text of the Overlay Code relates.
- The Aircraft Affected Land Overlay regulates development which is in the vicinity of the Thangool Airport, as shown by Map ECRES – 4A and 4B, and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays.
- Development which is particularly sensitive to the potential impacts of these economic resources eg. noise impacts on residential uses, and development which is incompatible with the operation of these activities, is regulated by this Code.

### 5.2.1 Assessment tables for the Economic Resources Overlays

#### (1) Assessment categories for the Economic Resources Overlays

The assessment categories are identified for development in the Economic Resources Overlays in Column 2 of Tables 5.2.1(1) and 5.2.1(2) as follows—

- (a) Table 5.2.1(1)—making a material change of use for a defined use, or another use in a defined use class, listed in Column 1; or
- (b) Table 5.2.1(2)—other development listed in Column 1, including—
  - (i) carrying out building work;
  - (ii) operational work, including but not limited to, filling and excavating, and the placing of advertising devices;
  - (iii) reconfiguring a lot;
  - (iv) carrying out operational work for reconfiguring a lot.

#### (2) Relevant assessment benchmarks for assessable development and requirements for accepted development in the Economic Resources Overlays

- (a) The relevant assessment benchmarks in the Economic Resources overlays are referred to in Column 3 of Tables 5.2.1(1) and 5.2.1(2).
- (b) For accepted development subject to requirements, the requirements are referred to in Column 3 of Tables 5.2.1(1) and 5.2.1(2).

<b>TABLE 5.2.1 (1)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE ECONOMIC RESOURCES OVERLAYS – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1 Use (Associated Use class)<sup>22</sup></b>	<b>Column 2 Categories of development and assessment</b>	<b>Column 3 Assessment benchmarks for assessable development and requirements for accepted development</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.2.2 ,as for example AO 1.1 (RAD)
<b><i>Agricultural Land Class Overlay</i></b>		
<b>Rural Use Class</b>		
All uses in the Rural Use Class	Accepted development	N/A
<b>Residential Use Class</b>		
Houses Rural Dwellings	Accepted development	N/A
Caretaker's residence; and Home host accommodation	Code assessable	Economic Resources Overlays Code – Agricultural Land Class Overlay
All other uses in the Residential Use Class	Impact assessable	The planning scheme
<b>Commercial Use Class</b>		
Outdoor entertainment	Accepted development subject to requirements if: (1) located on land Classes A, B or C1; and (2) the only buildings associated with the use are amenities buildings.	Economic Resources Overlays Code – Agricultural Land Class Overlay
	Code assessable if the criteria for Self assessable do not apply	Economic Resources Overlays Code – Agricultural Land Class Overlay
All other uses in the Commercial Use Class	Impact assessable	The planning scheme
<b>Industrial Use Class</b>		
All uses in the Industrial Use Class	Impact assessable	The planning scheme
<b>Community Use Class</b>		
Open space; Public facility – operational	Accepted development	N/A
All other uses in the Community Use Class	Code assessable	Economic Resources Overlays Code – Agricultural Land Class Overlay
<b><i>Mining Resources Overlay</i></b>		
<b>All Uses in all Classes</b>		
Public facility – operational	Accepted development	N/A
All Uses in all Classes	Code assessable	Economic Resources Overlays Code – Mining Resources Overlay
<b><i>Extractive Industries Overlay</i></b>		
<b>All Uses in all Classes</b>		
Public facility – operational	Accepted development	N/A
All Uses in all Classes	Accepted development subject to requirements	Economic Resources Overlays Code – Extractive Industries Overlay

<sup>22</sup> See Part 2, Division 1, Schedule A for Defined Uses and Use Classes

<b>TABLE 5.2.1 (1)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE ECONOMIC RESOURCES OVERLAYS – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1</b> <b>Use</b> <b>(Associated Use class) <sup>22</sup></b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.2.2 ,as for example AO 1.1 (RAD)
<b><i>Aircraft Affected Land Overlay</i></b>		
<b>Rural Use Class</b>		
All uses in the Rural Use Class	Accepted development subject to requirements	Economic Resources Overlays Code – Aircraft Affected Land Overlay
<b>Residential Use Class</b>		
All uses in the Residential Use Class	Accepted development subject to requirements	Economic Resources Overlays Code – Aircraft Affected Land Overlay
<b>Commercial Use Class</b>		
All uses in the Commercial Use Class	Accepted development subject to requirements	Economic Resources Overlays Code – Aircraft Affected Land Overlay
<b>Industrial Use Class</b>		
All uses in the Industrial Use Class	Accepted development subject to requirements	Economic Resources Overlays Code – Aircraft Affected Land Overlay
<b>Community Use Class</b>		
Public facility – operational	Accepted development	N/A
All uses in the Community Use Class	Accepted development subject to requirements	Economic Resources Overlays Code – Aircraft Affected Land Overlay

<b>TABLE 5.2.1 (2)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE ECONOMIC RESOURCES OVERLAYS – OTHER DEVELOPMENT</b>		
<b>Column 1</b> Type of development	<b>Column 2</b> Categories of development and assessment	<b>Column 3</b> Assessment benchmarks for assessable development and requirements for accepted development Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.2.2 ,as for example AO 1.1 (RAD)
<b><i>Agricultural Land Class Overlay</i></b>		
<b><i>Operational work</i></b>		
All operational work associated with a Code or Impact assessable Material Change of Use (not including operational work associated with reconfiguring a lot)	Accepted development	N/A
<b><i>Reconfiguring a lot</i></b>		
All circumstances	Code assessment if : (1) the lot size of any additional lots created, is equal to or greater than, the relevant specified minimum lot sizes in Part6 Division 13- Reconfiguring a Lot Code; or (2) no additional lots are created and the proposal is for the rearrangement of existing lot boundaries.	Economic Resources Overlays Code – Agricultural Land Class Overlay
	Impact assessment if not Code assessment	The planning scheme
<b><i>Carrying out operational work for reconfiguring a lot</i></b>		
All circumstances	Accepted development	N/A
<b><i>Other</i></b>		
All other works	Accepted development	N/A
<b><i>Mining Resources Overlay</i></b>		
All operational work associated with a Code or Impact assessable Material Change of Use (not including operational work associated with reconfiguring a lot)	Accepted development	N/A

<b>TABLE 5.2.1 (2)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE ECONOMIC RESOURCES OVERLAYS – OTHER DEVELOPMENT</b>		
<b>Column 1</b> Type of development	<b>Column 2</b> Categories of development and assessment	<b>Column 3</b> Assessment benchmarks for assessable development and requirements for accepted development Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.2.2 ,as for example AO 1.1 (RAD)
<b>Reconfiguring a lot</b> <sup>23</sup>		
All circumstances	Code assessment if : (1) the lot size of any additional lots created, is equal to or greater than, the relevant specified minimum lot sizes in Part6 Division 13 -Reconfiguring a Lot Code; or (2) no additional lots are created and the proposal is for the rearrangement of existing lot boundaries.	Economic Resources Overlays Code – Agricultural Land Class Overlay
	Impact assessment if not Code assessment	The planning scheme
<b>Carrying out operational work for reconfiguring a lot</b>		
All circumstances	Accepted development	N/A
<b>Other</b>		
All other works	Accepted development	N/A
<b>Extractive Industries Overlay</b>		
All operational work associated with a Code or Impact assessable Material Change of Use (not including operational work associated with reconfiguring a lot)	Accepted development	N/A
<b>Reconfiguring a lot</b> <sup>62</sup>		
All circumstances	Code assessment if : (1) the lot size of any additional lots created, is equal to or greater than, the relevant specified minimum lot sizes in Part 6 Division 13- Reconfiguring a Lot Code; or (2) no additional lots are created and the proposal is for the rearrangement of existing lot boundaries.	Economic Resources Overlays Code – Agricultural Land Class Overlay
	Impact assessment if not Code assessment	The planning scheme
<b>Carrying out operational work for reconfiguring a lot</b>		
All circumstances	Accepted development	N/A
<b>Other</b>		
All other works	Accepted development	N/A

<sup>23</sup> Under Planning Regulation 2017 , the reconfiguring of a lot is Accepted development and cannot be made assessable development in a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

<b>TABLE 5.2.1 (2)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE ECONOMIC RESOURCES OVERLAYS – OTHER DEVELOPMENT</b>		
<b>Column 1</b> <b>Type of development</b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.2.2 ,as for example AO 1.1 (RAD)</b>
<b>Aircraft Affected Land Overlay</b>		
Placing an advertising device on premises	Accepted development subject to requirements if : (1) not a Pole or Pylon signs or Roof Sign; and (2) identified as a consistent advertising device in PART 6: Division 8 – Development Design Code: Schedule A – Types of Advertising Devices Consistent with the Code;	Economic Resources Overlays Code – Agricultural Land Class Overlay
	Code assessment if not Accepted development subject to requirements	Economic Resources Overlays Code – Agricultural Land Class Overlay
Work – Electricity Telecommunication Services	Code assessment	Economic Resources Overlays Code – Agricultural Land Class Overlay
Work – Street lighting and Street signs	Code assessment	Economic Resources Overlays Code – Agricultural Land Class Overlay
Work – Street trees	Code assessment	Economic Resources Overlays Code – Agricultural Land Class Overlay
Work – Landscaping	Accepted development	N/A
Other operational work associated with a Code or Impact assessable Material Change of Use (not including operational work associated with reconfiguring a lot)	Accepted development	N/A
<b>Reconfiguring a lot</b> <sup>24</sup>		
All circumstances	Code assessment if : (1) the lot size of any additional lots created, is equal to or greater than, the relevant specified minimum lot sizes in Part6 Division 13 -Reconfiguring a Lot Code; or (2) no additional lots are created and the proposal is for the rearrangement of existing lot boundaries.	Economic Resources Overlays Code – Agricultural Land Class Overlay
	Impact assessment if not Code assessment	The planning scheme

<sup>24</sup> Under Planning Regulation 2017, the reconfiguring of a lot is accepted development and cannot be made assessable development in a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.



<b>TABLE 5.2.1 (2)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE ECONOMIC RESOURCES OVERLAYS – OTHER DEVELOPMENT</b>		
<b>Column 1</b> <b>Type of development</b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.2.2 ,as for example AO 1.1 (RAD)</b>
<b><i>Carrying out operational work for reconfiguring a lot</i></b>		
All circumstances	Accepted development	N/A
<b><i>Other</i></b>		
All other works	Accepted development	N/A

## 5.2.2 Assessment criteria and code for the Economic Resources Overlays

### (1) Economic Resources Overlays Code

The provisions in this division comprise the Economic Resources Overlays Code. They are—

- (a) the Purpose and Overall Outcomes of the Economic Resources Overlays Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for the Economic Resources Overlays – Table 5.2.2. Economic Resources Overlays

### (2) The Purpose of the Economic Resources Overlays Code

The purpose of the Economic Resources Overlays Code is to achieve the following overall outcomes:

- (a) The overall outcomes sought for the **Agricultural Land Class Overlay** are:
  - (i) Agricultural, intensive agriculture and animal husbandry that continue to make a significant contribution to the Shire's economy, are sited on land appropriate capability and suitability and are the dominant land uses in the Overlay area.
  - (ii) All productive agricultural land is protected from the encroachment of incompatible uses and from excessive fragmentation into lot sizes that are not viable for agriculture;
  - (iii) Incompatible non-rural uses are excluded from the Overlay area to protect their amenity, and particularly to protect against the effects of aerial spraying; and other impacts as a result of intensive cropping;
  - (iv) Houses are the only exception to 2. above, provided that the houses are located such as to minimise potential conflicts with agricultural activities.
- (b) The overall outcomes sought for the **Mining Resources Overlay** are:
  - (i) Mining tenements and designated Key Resource Areas in the Shire continue to protect mineral resources of major economic significance to the Shire and State;
  - (ii) Uses and Works in the vicinity of mining tenements and within designated Key Resource Areas are compatible with the extraction operations associated with the mineral resource; and
  - (iii) Uses and Works in the vicinity of mining tenements and designated Key Resource Areas do not compromise haul routes or access routes servicing mining tenements and designated Key Resource Areas.
- (c) The overall outcomes sought for the **Extractive Industries Overlay** are:
  - (i) Extractive industries and designated Key Resource Areas in the Shire continue to contribute significant economic benefits to the Shire and State;
  - (ii) Uses and Works in the vicinity of extractive resources and within designated Key Resource Areas are compatible with the current and future extraction operations associated with the extractive resource; and
  - (iii) Uses and Works in the vicinity of extractive resources and industries and designated Key Resource Areas do not compromise haul route or access routes to the extractive resources.
- (d) The overall outcomes sought for the **Aircraft Affected Land Overlay** are:
  - (iv) The Thangool Airport and other aviation facilities are protected from the adverse impacts of development, thereby contributing to safe and efficient air travel;
  - (v) Building and structure height, is regulated to ensure they do not impede airport operations or operation of aviation facilities; and
  - (vi) Uses which would encourage bird life or provide bird habitats are excluded from the affected land area to ensure they do not impede airstrip and airport operations.

<b>TABLE 5.2.2 ECONOMIC RESOURCES OVERLAYS</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 5.1 (RAD)
<b><i>All Uses and Works on land in the Agricultural Land Class Overlay</i></b>	
<b>All Development on land shown as Class A, B or C1 land in the Agricultural Land Class Overlay</b>	
<p><b>PO1</b> Land uses and newly created lots are located and designed so as sustain the productivity, viability or use of identified Agricultural Land for agricultural purposes. Note: Demonstration of compliance with the PO can be addressed through:</p> <ol style="list-style-type: none"> <li>(1) providing separation distances or buffering methods to overcome potential impacts on existing adjacent rural uses;</li> <li>(2) demonstrating that there is an overriding planning need for the development in terms of public benefit and no other site are suitable and available for the purpose; or</li> <li>(3) demonstration that the agricultural quality of the subject land is inconsistent with the Agricultural Land Classification (ALC) Class A and Class B or Class C1 land in accordance with the State Planning Policy mapping</li> </ol>	<p>No acceptable outcomes are specified. Editor's Note – Agricultural Land Classification Areas and Important Agricultural Areas are as shown on the State Planning Policy interactive mapping.</p>
<b>All Development on land shown as Class C2 or C3 land in the Agricultural Land Class Overlay</b>	
<p><b>PO2</b> Land uses and newly created lots are located and designed so as sustain the productivity or viability of agricultural activities on Class C2 and C3 grazing land.</p>	<p><b>AO2.1</b> No additional lots are created on land classified as Agricultural Land Classification (Class C2 or Class C3) Areas or Important Agricultural Areas. <b>Or</b> <b>AO2.2</b> Development on land classified as Agricultural Land Classification (Class C2 or Class C3) Areas or Important Agricultural Areas is for Agriculture or Intensive Agriculture or is compatible with the productivity of this land for agricultural purposes. Note – Agricultural Land Classification Areas and Important Agricultural Areas are as shown on the State Planning Policy interactive mapping.</p>
<b><i>All Uses and Works on land in the Mining Resources Overlay</i></b>	
<p><b>PO3</b> Development in the vicinity of Mining Resources or designated Key Resource Areas does not impact on the utilisation of mineral resources and haul routes or access routes to the mineral resources as it:</p> <ol style="list-style-type: none"> <li>(1) does not affect the safe and efficient operation of the mining related activities;</li> <li>(2) is sited, designed or of a nature that ensures that the use is not sensitive to the potential impacts of mining related activities such as noise and dust emissions; and</li> <li>(3) makes provision for adequate buffers between the mineral resources and new development.</li> </ol>	<p><b>AO3.1</b> Houses, Home Host Accommodation, Home Based Businesses (all Classes), and any Community purposes – government or Community purposes – other on lots which share a boundary with land identified as a mining tenement, are located at least 100m from the mining tenement. A further separation distance of 1000m is recommended where blasting will be used for extraction, and 200m where mechanical means e.g. ripping, will be used.</p>

<b>TABLE 5.2.2 ECONOMIC RESOURCES OVERLAYS</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 5.1 (RAD)
<b>All Uses and Works on land in the Extractive Industries Overlay</b>	
<p><b>PO4</b> Development in the vicinity of Extractive Industries or designated Key Resource Areas does not impact on the utilisation of extractive resources and haul routes or access routes to the extractive resources as it:</p> <ol style="list-style-type: none"> <li>(1) does not affect the safe and efficient operation of extractive industries;</li> <li>(2) is sited, designed or of a nature that ensures that the use is not sensitive to the potential impacts of extractive industries such as noise and dust emissions; and</li> <li>(3) makes provision for buffers between the extractive industries and new development.</li> </ol>	<p><b>AO4.1</b> Houses, Home Host Accommodation, Home Based Businesses (all Classes), and any Community purposes – government or Community purposes – other, on lots which share a boundary with land identified as an extractive industry, are located at least 100m from the mining resource. A further separation distance of 1000m is recommended where blasting will be used for extraction, and 200m where mechanical means e.g. ripping, will be used.</p>
<b>All uses and Works on land in the Aircraft Affected Land Overlay</b>	
<b>All uses and Works on Aircraft Affected Land (Overlay Map ECRES 4A)</b>	
<p><b>PO5</b> Development does not cause an obstruction or other potential hazard to aircraft movement associated with the airport by way of:</p> <ol style="list-style-type: none"> <li>(1) the physical intrusion of buildings or other structures in to the airport's operation area;</li> <li>(2) attracting birds and/or bats to the area which could cause or contribute to bird-strike hazard;</li> <li>(3) providing very bright lighting or lighting similar to aerodrome lighting, which could cause distraction or confusion to aircraft;</li> <li>(4) interfering with navigation or communication facilities;</li> <li>(5) emissions that may affect pilot visibility or aircraft operations;</li> <li>(6) transient intrusions into the airport's operational airspace.</li> </ol> <p>Note: Site planning and design addresses the State Planning Policy—state interest guideline Strategic airports and aviation facilities.</p>	<p><b>AO5.1(RAD)</b> All uses and works do not protrude above the specified levels as indicated on the map contained in Overlay Map ECRES – 4C Thangool Airport Obstruction Chart</p> <p><b>AO5.2 (RAD)</b> Riding schools, racetracks, fair grounds, outdoor theatres and drive-in restaurants are located at least 3km from the airport runway (as shown on ECRES – 4C).</p> <p><b>AO5.3 (RAD)</b> Commercial fishing processing, bird sanctuaries and fauna reserves, aquaculture, turf farming, piggeries, fruit farming and food processing plants are located at least 3km from the airport runway(as shown on ECRES – 4C).</p> <p><b>AO5.4 (RAD)</b> Rubbish tips and waste facilities are not located within the Aircraft Affected Area as depicted on Overlay Maps ECRES 4 A.</p> <p><b>AO5.5(RAD)</b> Uses or works do not emit a gaseous plume at a velocity exceeding 4.3m per second or smoke or dust or ash or steam.</p> <p><b>AO5.6(RAD)</b> Any street lighting and outdoor lighting is provided in a manner that complies with the <i>Civil Aviation Regulation 1998</i>.</p> <p><b>AO5.7(RAD)</b> Any cranes or other equipment used during construction phases of development, do not protrude above the specified levels as indicated on the map contained in Part5 Division 3: Schedule A - Thangool Airport Obstruction Chart.</p>

<b>TABLE 5.2.2 ECONOMIC RESOURCES OVERLAYS</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 5.1 (RAD)
<p><b>PO6</b> Development:</p> <p>(1) Does not intensify uses in the areas surrounding the airport which are likely to increase risks to public safety;</p> <p>(2) Is located and designed having regard to the <i>State Planning Policy—state interest guideline Strategic airports and aviation facilities</i>;</p> <p>(3) Is located and designed having regard to Australian Standard AS 2021-2015 <i>Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i> .</p>	<p><b>AO6.1</b> Land located in the East/West axis of the Aircraft Affected Land (i.e. 1km from either end of the airport runway), is not developed for the purposes of:</p> <p>(1) New uses or the intensification of existing uses in the Residential, Commercial Use Classes, or Community purposes - other; or</p> <p>(2) Producing or bulk storage of hazardous or flammable goods; or</p> <p>(3) Reconfiguring a Lot which results in the creation of an additional number of lots.</p>
<b>All uses and Works on land in the vicinity of Aviation Facilities (Overlay Map ECRES 4B)</b>	
<p><b>PO7</b> All uses and works are located and designed to protect the function of the aviation facilities at Thangool Airport (Airservices Aust Ref No 574) and Specimen Hill (Airservices Aust Ref No 581) from physical obstructions, electrical or electro-magnetic emissions and structures containing a reflective surface.</p>	<p><b>AO7.1</b> <sup>25</sup>Works or uses are not located within the sensitive area of the Thangool Airport NDB/DME site (as depicted on Overlay Map ECRES 4B) that:</p> <p>(1) involve any building, structures or other works within 60 metres of the site or</p> <p>(2) involve any metallic building or structures between 60 and 150 metres of the site or</p> <p>(3) involve any building, structures or other works between 60 and 150 metres of the site which exceed 0.5 metres in height or</p> <p>(4) involve any building, structures or other works between 150 and 500 metres of the site which exceed 1.3 metres in height or</p> <p>(5) involve any building, structures or other works between 500 and 1000 metres of the site which exceed 4 metres in height; or</p> <p>(6) involve any building, structures or other works between 1000 and 1500 metres of the site which exceeds 8.5 metres in height.</p> <p><b>AND</b> <b>AO7.2</b> Works or uses are not located within the sensitive area of the Specimen Hill radar monitor site (as depicted on Overlay Map ECRES 4B) that involve any building, structures or other works above 671 metres AHD.</p>

<sup>25</sup> This Acceptable outcome is based on a DME antenna height of 0m. Some of the height restrictions can be increased by the actual DME antenna height. Seek advice from Airservices Australia and Queensland Transport.

## Division 3—Major Utilities Overlays

### Editor's note: About the Major Utilities Overlays

- The Major Utilities Overlays comprise the following:
  - The Gas Pipeline Overlay;
  - The Electricity Transmission Line Overlay; and
  - The Plant and Refuse Site Overlay.
- The Gas Pipeline Overlay regulates development on, and within 200m of, land covered by gas pipelines, as shown by Map UTIL - 1, and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays.
- The Electricity Transmission Line Overlay regulates development within 20m of 132kV lines, and within 40m of 275kV lines, as shown by Map UTIL - 1, and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays.
- The Plant and Refuse Site Overlay regulates development which is in the vicinity of these forms of infrastructure, as shown by Map UTIL - 1, and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays.
- Development which is particularly sensitive to the potential impacts of these types of infrastructure eg. safety risks to residents in proximity of powerlines, and development which is incompatible with the operation of these activities, is regulated by this Code.

### 5.3.1 Assessment tables for the Major Utilities Overlays

- (1) Assessment categories for the Major Utilities Overlays  
The assessment categories are identified for development in the Major Utilities Overlays in Column 2 of Tables 5.3.1(1) and 5.3.1(2) as follows—
  - (a) Table 5.3.1(1)—making a material change of use for a defined use, or another use in a defined use class, listed in Column 1; or
  - (b) Table 5.3.1(2)—other development listed in Column 1, including—
    - (i) carrying out building work;
    - (ii) operational work, including but not limited to, filling and excavating, and the placing of advertising devices;
    - (iii) reconfiguring a lot;
    - (iv) carrying out operational work for reconfiguring a lot.
- (2) Relevant assessment benchmarks for assessable development and requirements for accepted development in the Major Utilities Overlays
  - (c) The relevant assessment benchmarks in the Major Utilities overlays are referred to in Column 3 of Tables 5.3.1(1) and 5.3.1(2).
  - (d) For accepted development subject to requirements, the requirements are referred to in Column 3 of Tables 5.3.1(1) and 5.3.1(2).

<b>TABLE 5.3.1 (1)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE MAJOR UTILITIES OVERLAYS – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1 Use (Associated Use class) <sup>26</sup></b>	<b>Column 2 Categories of development and assessment</b>	<b>Column 3 Assessment benchmarks for assessable development and requirements for accepted development Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.3.2 ,as for example AO 1.1 (RAD)</b>
<b><i>Gas Pipeline Overlay</i></b>		
<b>Rural Use Class</b>		
All uses in the Rural Use Class	Accepted development	N/A
<b>Residential Use Class</b>		
All uses in the Residential Use Class	Accepted development subject to requirements	Major Utilities Overlays – Gas Pipeline Overlay
<b>Commercial Use Class</b>		
All uses in the Commercial Use Class	Accepted development subject to requirements	Major Utilities Overlays – Gas Pipeline Overlay
<b>Industrial Use Class</b>		
All uses in the Industrial Use Class	Accepted development subject to requirements	Major Utilities Overlays – Gas Pipeline Overlay
<b>Community Use Class</b>		
Public facility - operational	Accepted development	N/A
All uses in the Community Use Class	Accepted development subject to requirements	Major Utilities Overlays – Gas Pipeline Overlay
<b><i>Electricity Transmission Line Overlay</i></b>		
<b>All Uses in All Use Classes</b>		
Public facility - operational	Accepted development	N/A
All uses in all Use Classes	Accepted development subject to requirements	Major Utilities Overlays – Electricity Transmission Line Overlay
<b><i>Plant and Refuse Site Overlay</i></b>		
<b>Rural Use Class</b>		
All uses in the Rural Use Class	Accepted development	N/A
<b>Residential Use Class</b>		
All uses in the Residential Use Class	Accepted development subject to requirements	Major Utilities Overlays – Plant and Refuse Site Overlay
<b>Commercial Use Class</b>		
Caravan Park; and Hotel	Accepted development subject to requirements	Major Utilities Overlays – Plant and Refuse Site Overlay
All other uses in the Commercial Use Class	Accepted development	N/A
<b>Industrial Use Class</b>		
All uses in the Industrial Use Class	Accepted development	N/A

<sup>26</sup> See Part 2, Division 1, Schedule A for Defined Uses and Use Classes

<b>TABLE 5.3.1 (1)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE MAJOR UTILITIES OVERLAYS – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1</b> <b>Use</b> <b>(Associated Use class) <sup>26</sup></b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.3.2 ,as for example AO 1.1 (RAD)</b>
<b>Community Use Class</b>		
Community purposes Public facility - other	Accepted development subject to requirements	Major Utilities Overlays – Plant and Refuse Site Overlay
All other uses in the Community Use Class	Accepted development	N/A



<b>TABLE 5.3.1 (2)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE MAJOR UTILITIES OVERLAYS – OTHER DEVELOPMENT</b>		
<b>Column 1</b> <b>Type of development</b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.3.2 ,as for example AO 1.1 (RAD)</b>
<b><i>Gas Pipeline Overlay</i></b>		
All operational work associated with a Code or Impact assessable Material Change of Use (not including operational work associated with reconfiguring a lot)	Accepted development	N/A
<b><i>Reconfiguring a lot</i></b>		
All circumstances	Code assessment	Major Utilities Overlays Code – Gas Pipeline Overlay
<b><i>Carrying out operational work for reconfiguring a lot</i></b>		
All circumstances	Accepted development	N/A
<b><i>Other</i></b>		
All other development	Accepted development	N/A
<b><i>Electricity Transmission Line Overlay</i></b>		
<b><i>Operational work</i></b>		
Work – Landscaping	Accepted development subject to requirements	Major Utilities Overlays Code – Electricity Transmission Line Overlay
Other operational work associated with a Code or Impact assessable Material Change of Use (not including operational work associated with reconfiguring a lot)	Accepted development	N/A
<b><i>Reconfiguring a lot</i></b>		
All circumstances	Code assessment	Major Utilities Overlays Code – Electricity Transmission Line Overlay
<b><i>Carrying out operational work for reconfiguring a lot</i></b>		
All circumstances where works include the planting of trees or street trees	Code assessment	Major Utilities Overlays Code – Electricity Transmission Line Overlay
All circumstances where works do not include the planting of trees or street trees	Accepted development	N/A
<b><i>Other</i></b>		
All other development	Accepted development	N/A

<b>TABLE 5.3.1 (2)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE MAJOR UTILITIES OVERLAYS – OTHER DEVELOPMENT</b>		
<b>Column 1</b> <b>Type of development</b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.3.2 ,as for example AO 1.1 (RAD)</b>
<b><i>Plant and Refuse Site Overlay</i></b>		
<b><i>Operational work</i></b>		
All operational work associated with a Code or Impact assessable Material Change of Use (not including operational work associated with reconfiguring a lot)	Accepted development	N/A
<b><i>Reconfiguring a lot</i></b>		
All circumstances	Code assessment	Major Utilities Overlays Code – Plant and Refuse Site Overlay
<b><i>Carrying out operational work for reconfiguring a lot</i></b>		
All circumstances	Accepted development	N/A
<b><i>Other</i></b>		
All other development	Accepted development	N/A

### 5.3.2 Assessment criteria and code for the Major Utilities Overlay

#### (1) Major Utilities Overlays Code

The provisions in this division comprise the Major Utilities Overlays Code. They are—

- (a) the Purpose and Overall Outcomes of the Major Utilities Overlays Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for the Major Utilities Overlays – Table 5.3.2. Major Utilities Overlays

#### (2) The Purpose of the Major Utilities Overlays Code

The purpose of the Major Utilities Overlays Code is to achieve the following overall outcomes:

- (a) Community infrastructure delivery, including major gas pipelines, electricity transmission lines, sewerage treatment plants and waste disposal facilities, is facilitated by the provision of suitable and adequate land for the operation and maintenance of the infrastructure;
- (b) The co-location of other land uses and the undertaking of works within these areas, do not comprise the primary community infrastructure purpose of the land;
- (c) Minimum separation distances are established to provide buffers between incompatible land uses and works, and major utilities.

**TABLE 5.3.2 MAJOR UTILITIES OVERLAYS**

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 3.1 (RAD)
<b>All Uses and Works on land in the Gas Pipeline Overlay</b>	
<b>All development other than for Reconfiguring a lot</b>	
<b>PO1</b> Development in the vicinity of the Gas Pipeline: <ol style="list-style-type: none"> <li>(1) does not adversely affect the safe and efficient operation of the gas pipeline or co-located utilities;</li> <li>(2) is of a nature that represents a low level of risk in the event of accidents involving the pipeline having regard to:               <ol style="list-style-type: none"> <li>(a) The density of persons proposed to be living or congregating in the vicinity of the pipeline; and</li> <li>(b) Any uses that may have the potential to increase fire risk, such as the storage of flammable liquids.</li> </ol> </li> <li>(3) makes provision for access to the pipeline; and</li> <li>(4) makes provision for buffers that achieve a suitable separation distance between the pipeline and new development.</li> </ol>	<b>AO1.1</b> Uses in the Residential Use Class and Community Purposes are not located within 200m of the Gas Pipeline. <b>AO1.2</b> Commercial, Industrial and other uses in the Community Use Class: <ol style="list-style-type: none"> <li>(1) are uses which have the potential to draw on the gas supply as a resource and the nature of the use necessitates co-location with the pipeline; or</li> <li>(2) provide those components of the use which pose most risk to the pipeline operation, or are at greatest risk to person or property due to the potential effects of the pipeline, are located furthest from the pipeline and in doing so renders the development a low risk.</li> </ol> <b>AO1.3</b> Development where for a Material Change of Use is to make provision for : <ol style="list-style-type: none"> <li>(1) an easement or easements over land containing pipeline to be retained as an open space buffer, or</li> <li>(2) the pipeline to be included in existing or proposed utility corridors or road reserves</li> </ol> Note : Details of engineering requirements and relative costs to be met by the applicant for the alteration or relocation of the existing pipeline can be provided to support the position taken by the proponent.
<b>Reconfiguring a Lot</b>	
<b>PO2</b> Development in the vicinity of the Gas Pipeline: <ol style="list-style-type: none"> <li>(1) Is primarily for the operation and maintenance of the pipeline;</li> <li>(2) Does not affect the safe and efficient operation of the gas pipeline;</li> </ol>	<b>AO2.1</b> Development where for a Reconfiguring a Lot provides for larger sized lots than the minimum required in the Zone, ensuring that new house sites for newly created lots are located outside the 200m buffer to the pipeline.

<b>TABLE 5.3.2 MAJOR UTILITIES OVERLAYS</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 3.1 (RAD)
<p>(3) Is of a nature that represents a low level of risk in the event of accidents involving the pipeline having regard to:</p> <p>(a) The density of persons proposed to be living or congregating in the vicinity of the pipeline; and</p> <p>(b) Any uses that may have the potential to increase fire risk, such as the storage of flammable liquids;</p> <p>(4) Makes provision for access to the pipeline; and</p> <p>(5) Makes provision for separation buffers between the pipeline and new development.</p>	<p><b>AO2.1</b> Development where for a Reconfiguring a Lot is to make provision for :</p> <p>(1) an easement or easements over land containing pipeline to be retained as an open space buffer, or</p> <p>(2) the pipeline to be included in existing or proposed utility corridors or road reserves.</p> <p>Note : Details of engineering requirements and relative costs to be met by the applicant for the alteration or relocation of the existing pipeline can be provided to support the position taken by the proponent. .</p>
<b>All Uses and Works on land in the Electricity Transmission Line Overlay</b>	
<b>All Development other than Reconfiguring a lot</b>	
<p><b>PO3</b> Development in the vicinity of electricity transmission lines, substations or other operating works, are managed to promote:</p> <p>(1) the continuation of the transmission of bulk power;</p> <p>(2) safety and amenity for residents, occupiers and land uses in close proximity;</p> <p>(3) environmental and natural resource values; and</p> <p>(4) the Shire's visual and landscape qualities.</p>	<p><b>AO3.1(RAD)</b> Only trees with a mature height of less than 3.5m are planted within the electricity transmission line.</p> <p><b>AO3.2(RAD)</b> Planted vegetation adjoining the transmission line is maintained through appropriate management techniques such as pruning, controlled grazing or selective thinning so that:</p> <p>(1) no vegetation overhangs a transmission line; and</p> <p>(2) no part of a tree or shrub is located closer than 3.5m to a transmission line.</p> <p><b>AO3.3(RAD)</b> In the Rural Zone, Town - Rural Residential Precinct, Village – Rural Residential Area, Open Space Zone and Special Industrial Zone, where existing vegetation occurs comprising trees and/or shrubs, a vegetated buffer of 20m is retained adjoining the electricity transmission line.</p> <p><b>AO3.4(RAD)</b> In the Rural Zone, Town - Rural Residential Precinct, Village – Rural Residential Area, Open Space Zone and Special Industrial Zone, habitable buildings and child activity areas, maintain a separation distance from the most proximate boundary of an electricity transmission line as follows:</p> <p>(1) a 20m separation distance for 132kV transmission lines; and</p> <p>(2) a 40m separation distance for 275kV transmission lines.</p> <p><b>AO3.5(RAD)</b> In the Town Zone and Village Zone, child activity areas maintain a separation distance from the most proximate boundary of an electricity transmission line as follows:</p> <p>(1) a 20m separation distance for 132kV transmission lines; and</p> <p>(2) a 40m separation distance for 275kV transmission lines.</p> <p>Note: The siting of buildings, structures and other outdoor activity areas should be undertaken to promote vistas and views that are not dependent upon the retention of vegetated areas within electricity transmission line easements.</p>

TABLE 5.3.2 MAJOR UTILITIES OVERLAYS

TABLE 5.3.2 MAJOR UTILITIES OVERLAYS	
Performance Outcomes	Acceptable Outcomes Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 3.1 (RAD)
<b>Reconfiguring a Lot</b>	
<p><b>PO4</b> Development in the vicinity of electricity transmission lines are managed to promote:</p> <ol style="list-style-type: none"> <li>(1) the continuation of the transmission of bulk power;</li> <li>(2) safety and amenity for residents, occupiers and land uses in close proximity;</li> <li>(3) environmental and natural resource values; and</li> <li>(4) Shire visual and landscape qualities.</li> </ol> <p>Note: Where appropriate, land adjoining the electricity transmission line is utilised for recreational or open space uses to the maximum possible extent.</p>	<p><b>AO4.1</b> Only trees with a mature height of less than 3.5m are planted within the electricity transmission line.</p> <p><b>AO4.2</b> Planted vegetation adjoining the transmission line is maintained through appropriate management techniques such as pruning, controlled grazing or selective thinning so that:</p> <ol style="list-style-type: none"> <li>(1) No vegetation overhangs a transmission line; and</li> <li>(2) No part of a tree or shrub is located closer than 3.5m to a transmission line.</li> </ol> <p>Existing vegetated buffers are protected and retained adjoining electricity transmission lines to the maximum possible extent.</p> <p><b>AO4.3</b> In urban areas where no existing vegetated buffers exist adjacent to an electricity transmission lines, sufficient buffer areas for planting are incorporated into the subdivision design.</p> <p><b>AO4.4</b> Building footprints are located and oriented to minimise visual exposure of the electricity transmission lines through the use of:</p> <ol style="list-style-type: none"> <li>(1) appropriate separation distances for building footprints from the transmission lines; and</li> <li>(2) appropriate use of topographical features to break up or screen the transmission lines.</li> </ol>
<p><b>PO5</b> Lot sizes, shapes and configuration, where adjoining electricity transmission lines, provide for separation distances from transmission lines to buildings and external activity areas to minimise any potential adverse impacts.</p>	No Acceptable outcomes specified.
<b>All Uses and Works on land in the Plant and Refuse Overlay</b>	
<b>All Development other than Reconfiguring a lot</b>	
<p><b>PO5</b> Development in the vicinity of the sewerage and water treatment plants and refuse transfer stations:</p> <ol style="list-style-type: none"> <li>(1) does not affect the safe and efficient operation of the facility;</li> <li>(2) is not a use which requires a high level of amenity; and</li> <li>(3) makes provision for buffers that achieve a suitable separation distance between the facility and new development to mitigate negative environmental impacts..</li> </ol>	<p><b>AO5.1(RAD)</b> The site area for all uses in the Residential Use Class, Community Purpose uses, Caretaker's residences, Caravan Parks, Hotels, and Motels has a minimum separation distances as shown in Division 3: Schedule A – Separation distances to Water and Sewerage Treatment Plants, and Refuse Sites.</p>
<b>Reconfiguring a Lot</b>	
<p><b>PO6</b> Development in the vicinity of the sewerage and water treatment plants and refuse transfer stations:</p> <ol style="list-style-type: none"> <li>(1) does not affect the safe and efficient operation of the facility; and</li> <li>(2) makes provision for appropriate buffers that achieve a suitable separation distance between the facility and new development.</li> </ol>	<p><b>AO6.1</b> Development applications for Reconfiguring a Lot have lot sizes, shapes and a configuration that allow for building envelopes and any associated external activity areas for intended uses in the relevant Zone/Precinct/Area the requirements of AO5.1.</p>

**Division 3: Schedule A – Separation distances to Water and Sewerage Treatment Plants, and Refuse Sites.**

<b>Facility</b>	<b>Address</b>	<b>Separation</b>
Biloela Sewerage Treatment Plant	Burnett Highway, Biloela	400m
Moura Sewerage Treatment Plant	R.121 Davey Street, Moura	200m
Theodore Sewerage Treatment Plant	Leichhardt Highway, Theodore	400m
Biloela Water Treatment Plant	710 Calvale Road	200m
Moura Water Treatment Plant	R.120 Davey Street, Moura	200m
Baralaba Water Treatment Plant	Lou Drake Street, Baralaba	200m
Theodore Water Treatment Plant	Schultz Road, Theodore	200m
Theodore Landfill	R.232 Goolara-Heinekes Road	400m
Moura Landfill	R.178 Dawson Highway, Moura	400m
Banana Landfill	R. 11 Moriarty Street, Banana	400m
Cracow Landfill	R.23&24 Nathan Gorge Road	400m
Baralaba Landfill	R.93	400m
Kokotungo Bin Cluster	R.166 Biloela Duaringa Road	50m
Wowan Landfill	T.152 Leichhardt Highway	400m
Jambin Transfer Station	R.414 Biloela-Duaringa Rd	400m
Thangool Transfer Station	R.368 Cocks Millard Road	400m
Biloela Transfer Station	R359 Calvale Road	400m
Biloela Trap Gully	Forestry Road	400m

## Division 4—Natural Disaster Overlays

### Editor's note : About the Natural Disaster Overlays

- The Natural Disaster Overlays comprise the following:
  - The Bushfire Prone Land Overlay; and
  - The Landslip Prone Land Overlay.
- The Bushfire Prone Land Overlay regulates development on, and within 100m and 50m of High Hazard Severity areas and Medium Hazard Severity areas, respectively, as shown by Map NDIS - 1, and as listed in Planning Policy No:1 Legal Descriptions of Land Affected by the Rural – Historically Subdivided Area and Overlays.
- The provisions relating to bushfire encourage development to avoid building in high hazard areas where possible, or, where not possible, encourage separation between development and hazard, sensitive design and preparation of bushfire management plans.
- The Landslip Prone Land Overlay regulates development which is on steep slopes, being those of 15% or greater, anywhere in the Shire.
- Development which is particularly sensitive to the potential impacts of these types of hazard eg. safety risks to residential development, and development which is incompatible with the operation of these activities, is regulated by this Code.

### 5.4.1 Assessment tables for the Natural Disaster Overlays

- (1) Assessment categories for the Natural Disaster Overlays  
The assessment categories are identified for development in the Natural Disaster Overlays in Column 2 of Tables 5.4.1(1) and 5.4.1(2) as follows—
  - (a) Table 5.4.1(1)—making a material change of use for a defined use, or another use in a defined use class, listed in Column 1; or
  - (b) Table 5.4.1(2)—other development listed in Column 1, including—
    - (i) carrying out building work;
    - (ii) operational work, including but not limited to, filling and excavating, and the placing of advertising devices;
    - (iii) reconfiguring a lot;
    - (iv) carrying out operational work for reconfiguring a lot.
- (2) Relevant assessment benchmarks for assessable development and requirements for accepted development in the Natural Disaster Overlays
  - (c) The relevant assessment benchmarks in the Natural Disaster overlays are referred to in Column 3 of Tables 5.4.1(1) and 5.4.1(2).
  - (d) For accepted development subject to requirements, the requirements are referred to in Column 3 of Tables 5.4.1(1) and 5.4.1(2).

<b>TABLE 5.4.1 (1)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE NATURAL DISASTER OVERLAYS – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1 Use (Associated Use class) <sup>27</sup></b>	<b>Column 2 Categories of development and assessment</b>	<b>Column 3 Assessment benchmarks for assessable development and requirements for accepted development Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.4.2 ,as for example AO 1.1 (RAD)</b>
<b><i>Bushfire Prone Land Overlay</i></b>		
<b>All Uses in All Use Classes</b>		
All uses in all Use Classes which: (1) constitute a type of development to which the code applies, as referred to in Section 5.4.2 (A)(5); and (2) are located in a low bushfire hazard severity area, as shown on the Bushfire Prone Land Overlay	Accepted development subject to requirements	Natural Disaster Overlay Code – Bushfire Prone Land Overlay
All uses in all Use Classes which: (1) constitute a type of development to which the code applies, as referred to in Section 5.4.2 (A)(5); and (2) are located on or within 50m of land with a medium bushfire hazard severity area as shown on the Bushfire Prone Land Overlay or demonstrated by a bushfire hazard assessment	Accepted development subject to requirements	Natural Disaster Overlay Code – Bushfire Prone Land Overlay
All uses in all Use Classes which: (1) constitute a type of development to which the code applies, as referred to in Section 5.4.2 (A)(5); and (2) Are located on or within 100m of land with a High bushfire hazard severity area as shown on the Bushfire Prone Land Overlay or demonstrated by a bushfire hazard assessment	Code assessment	Natural Disaster Overlay Code – Bushfire Prone Land Overlay
All uses in all Use Classes which do not constitute a type of development to which the code applies, as referred to in Section 5.4.2 (A)(5).	Accepted development	N/A
<b><i>Landslip Prone Land Overlay</i></b>		
<b>All Uses in All Use Classes</b>		
All uses in all Use Classes which: (1) constitute a type of development to which the code applies, as referred to in Section 5.4.2 (A)(5); and (2) Are located on land within the Landslip Overlay	Accepted development subject to requirements	Natural Disaster Overlay Code – Landslip Prone Land Overlay

<sup>27</sup> See Part 2, Division 1, Schedule A for Defined Uses and Use Classes



<b>TABLE 5.4.1 (1)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE NATURAL DISASTER OVERLAYS – MAKING A MATERIAL CHANGE OF USE</b>		
<b>Column 1</b> <b>Use</b> <b>(Associated Use class) <sup>27</sup></b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.4.2 ,as for example AO 1.1 (RAD)</b>
All uses in all Use Classes which: (1) constitute a type of development to which the code applies, as referred to in Section 5.4.2 (A)(5); and (2) Are located on land with Steep slopes (15% or greater as determined by a Slope Analysis)	Code assessment	Natural Disaster Overlay Code – Landslip Prone Land Overlay
All uses in all Use Classes which do not constitute a type of development to which the code applies, as referred to in Section 5.4.2 (A)(5).	Accepted development	N/A

<b>TABLE 5.4.1 (2)</b>		
<b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE NATURAL DISASTER OVERLAYS – OTHER DEVELOPMENT</b>		
<b>Column 1</b> <b>Type of development</b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.4.2 ,as for example AO 1.1 (RAD)</b>
<b><i>Operational work</i></b>		
Work – Roads	Code assessment	Natural Disaster Overlays Code - Bushfire Prone Land Overlay
Work – Water and Sewer	Code assessment	Natural Disaster Overlays Code - Bushfire Prone Land Overlay
Work – Stormwater Drainage	Code assessment	Natural Disaster Overlays Code - Bushfire Prone Land Overlay
Work – Electricity and Telecommunication Services	Code assessment	Natural Disaster Overlays Code - Bushfire Prone Land Overlay
Work – Park provision	Code assessment	Natural Disaster Overlays Code - Bushfire Prone Land Overlay
Work – Landscaping	Accepted development subject to requirements	Natural Disaster Overlays Code - Bushfire Prone Land Overlay
Clearing of vegetation on freehold land	Accepted development subject to requirements	Natural Disaster Overlays Code - Bushfire Prone Land Overlay
Other operational work associated with a Code or Impact assessable Material Change of Use (not including operational work associated with reconfiguring a lot)	Code assessment	Natural Disaster Overlays Code - Bushfire Prone Land Overlay
<b><i>Reconfiguring a lot</i></b> <sup>28</sup>		
Reconfiguring a lot	Code assessment if creating a new lot or lots	Natural Disaster Overlays Code - Bushfire Prone Land Overlay
	Accepted development if only rearranging or reconfiguring boundaries of existing lots	N/A
<b><i>Carrying out operational work for reconfiguring a lot</i></b>		
All circumstances	Code assessment	Natural Disaster Overlays Code - Bushfire Prone Land Overlay
<b><i>Other</i></b>		
All other works	Accepted development	N/A
<b><i>Landslip Prone Land Overlay</i></b>		
Work - Roads	Code assessment	Natural Disaster Overlays Code - Landslip Prone Land Overlay
Work – Water and Sewer	Code assessment	Natural Disaster Overlays Code Landslip Prone Land Overlay
Work – Stormwater Drainage	Code assessment	Natural Disaster Overlays Code Landslip Prone Land Overlay
Work – Electricity and Telecommunication Services	Code assessment	Natural Disaster Overlays Code Landslip Prone Land Overlay

<sup>28</sup> Under Planning Regulation 2017, the reconfiguring a lot is accepted development and cannot be made assessable development in a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

<b>TABLE 5.4.1 (2)</b> <b>ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR THE NATURAL DISASTER OVERLAYS – OTHER DEVELOPMENT</b>		
<b>Column 1</b> <b>Type of development</b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development</b> <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced in Table 5.4.2 ,as for example AO 1.1 (RAD)</b>
Work – Park provision	Code assessment	Natural Disaster Overlays Code Landslip Prone Land Overlay
Work – Landscaping	Accepted development subject to requirements	Natural Disaster Overlays Code Landslip Prone Land Overlay
Clearing of vegetation on freehold land	Accepted development subject to requirements	Natural Disaster Overlays Code Landslip Prone Land Overlay
Other operational work associated with a Code or Impact assessable Material Change of Use (not including operational work associated with reconfiguring a lot)	Code assessment	Natural Disaster Overlays Code Landslip Prone Land Overlay
<b>Reconfiguring a lot</b> <sup>29</sup>		
Reconfiguring a lot	Code assessment if creating a new lot or lots	Natural Disaster Overlays Code - Landslip Prone Land Overlay
	Accepted development if only rearranging or reconfiguring boundaries of existing lots	N/A
<b>Carrying out operational work for reconfiguring a lot</b>		
All circumstances	Code assessment	Natural Disaster Overlays Code - Landslip Prone Land Overlay
<b>Other</b>		
All other works	Accepted development	N/A

<sup>29</sup> Under Planning Regulation 2017 the reconfiguring of a lot is Accepted development and cannot be made assessable development in a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

## 5.4.2 Assessment criteria and code for the Natural Disaster Overlays

### (1) Natural Disaster Overlays Code

The provisions in this division comprise the Natural Disaster Overlays Code. They are—

- (a) the Purpose and Overall Outcomes of the Natural Disaster Overlays Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for the Natural Disaster Overlays – Table 5.4.2. Natural Disaster Overlays

### (2) The Purpose of the Natural Disaster Overlays Code

The purpose of the Natural Disaster Overlays Code is to achieve the following overall outcomes:

- (a) The overall outcome sought for **all** areas in the **Natural Disaster Overlays** is that:
  - (i) Development minimises the potential adverse impacts of bushfire and landslide on people, property, economic activity and the environment.
  - (ii) Wherever practicable, community infrastructure as listed below in point 5, is located and designed to function effectively during and immediately after natural hazard events commensurate with a specified level of risk.
  - (iii) Development is compatible with the nature of a natural hazard (e.g. Bushfire Prone Land Overlay or Landslip Prone Land Overlay), as it satisfies all of the relevant Specific Outcomes of this Code.
  - (iv) Development, as listed below in point 5, is compatible with the nature of the natural hazard (e.g. Bushfire Prone Land Overlay or Landslip Prone Land Overlay), unless:
    - A. there is an overriding need (refer to the State Planning Policy and Guidelines - demonstrating overriding need) for the development in the public interest and no other site is suitable and reasonably available for the proposal; or
    - B. the development proposal is a development commitment and it would have a lower level of risk than generally applies to development in the vicinity. e.g. building floor levels proposed are higher than those which exist for other buildings in the vicinity.
  - (v) Only the following types of development are regulated by the Natural Disaster Overlays, as follows:

#### Land uses:

- A. Material change of use for residential, commercial or industrial development (as defined in this scheme) and associated reconfiguration of a lot that increases the number of people living, working, or congregating in the area;
- B. Development that involves institutional uses where evacuating people may be particularly difficult e.g. hospitals, education establishments, child care centres, aged care, nursing homes, and high security correctional centres;
- C. Development that increases the amount of hazardous materials that are manufactured or stored in bulk on site; and
- D. Development that involves
  - I. changing the existing ground level (other than the removal or placement of topsoil,
  - II. removal of vegetation (other than that required to clear a site for a single house or for routine management including bushfire protection measures), or
  - III. redirecting the existing flow of surface or groundwater in the Landslip Prone Land Overlay.

#### Community Infrastructure

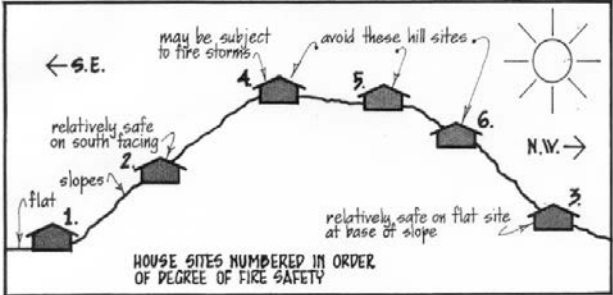
- A. Police and emergency services facilities including emergency shelters;
- B. Hospitals and associated institutions;
- C. Stores for valuable records or items of cultural or historic significance;
- D. Railway lines, stations, and associated facilities;
- E. Aeronautical facilities;
- F. Communication network facilities;
- G. Operating works under the *Electricity Act 1994*; and
- H. Water Cycle management infrastructure.

- (b) The overall outcome sought for the **Bushfire Prone Land Overlay** is that:
  - (i) The number of people and properties subject to bushfire hazards are minimised by regulating building location and design;
  - (ii) Evacuation is facilitated in the event of any bushfire threat;

- (iii) The risk to life and property is minimised in areas of High and Medium Hazard Severity, with appropriate siting and design of lots and buildings, or the exclusion of inappropriate uses.
- (c) The overall outcome sought for the **Landslip Prone Land Overlay** is that:
  - (i) Development on land with slopes of 15% or greater, is regulated to minimise the risk to people and properties due to landslip.
  - (ii) Buildings are sited and designed to ensure that the risk of landslip is minimised.
  - (iii) Operational works – Filling and excavating and Clearing of vegetation on freehold land is regulated to ensure that land stability is not exacerbated.

<b>TABLE 5.4.2 NATURAL DISASTER OVERLAYS</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<b>All Bushfire Prone Land</b>	
<p><b>PO1</b> Development does not put the safety and lives of people, and property “at-risk” through exposure to severe or unacceptable levels of from bushfire.</p>	<p><b>AO1.1 (RAD)</b> A site-specific bushfire hazard assessment demonstrates that the development will not be;</p> <ul style="list-style-type: none"> <li>(1) in an area of High or Medium bushfire hazard severity; or</li> <li>(2) within 100 linear metres of an area that has a High bushfire hazard severity; or</li> <li>(3) within 50 linear metres of an area that has a Medium bushfire hazard severity.</li> </ul> <p><b>OR</b></p> <p><b>AO1.2 (RAD)</b> A site-specific bushfire hazard assessment demonstrates that the development is:</p> <ul style="list-style-type: none"> <li>(1) in an area of High or Medium bushfire hazard severity; or</li> <li>(2) within 100 linear metres of an area that has a High bushfire hazard severity; or</li> <li>(3) within 50 linear metres of an area that has a Medium bushfire hazard severity.</li> </ul> <p>and that the development will not ;</p> <ul style="list-style-type: none"> <li>(1) result in an increase in the number of people living, working or congregating at the site or in the area;</li> <li>(2) involve any new building work other than a minor extension (<math>\leq 20</math> m<sup>2</sup> Gross Floor Area) to an existing building when no previous extension has been made in the previous 2 years, and</li> <li>(3) increase the number of lots within an area of High or Medium bushfire hazard severity.</li> </ul>
<p><b>PO2</b> Buildings are sited or able to be sited:</p> <ul style="list-style-type: none"> <li>(1) in areas where the environmental impacts will be minimal; and</li> <li>(2) on land which is the least prone to bushfire risk having regard to aspect, elevation, slope and vegetation type.</li> </ul>	<p><b>AO2.1</b> Buildings and structures are sited:</p> <ul style="list-style-type: none"> <li>(1) in a location with the lowest level of hazard; and</li> <li>(2) not on the tops of ridgelines and not on north west to west facing vegetated slopes</li> </ul> <p>NOTE: Proponents should duly consider the following diagram in the design and siting of residential buildings.</p>

**TABLE 5.4.2 NATURAL DISASTER OVERLAYS**

Performance Outcomes	Acceptable Outcomes Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
	 <p><b>AO2.2</b> Buildings and structures:</p> <ol style="list-style-type: none"> <li>(1) have as a minimum setback from the closest hazardous vegetation, that is the greater of the following:             <ol style="list-style-type: none"> <li>(a) times the predominant mature canopy tree height of the hazardous vegetation;</li> <li>or</li> <li>(b) 10m;</li> </ol> </li> <li>(2) have a minimum setback of 10 metres from any retained vegetation strips or small areas of vegetation;</li> <li>(3) are sited so that less susceptible elements of the development are sited closest to the bushfire hazard.</li> </ol>
<p><b>PO3</b> An accessible water supply with sufficient capacity, flow and pressure is provided for bushfire fighting purposes.</p>	<p><b>AO3.1(RAD)</b> The development is provided with a reticulated water supply that has sufficient flow and pressure characteristics for bushfire fighting purposes at all times, specifically the minimum pressure and flow is 10 litres a second at 200kPa;.</p> <p>or</p> <p><b>AO 3.2 (RAD)</b> Development has for:</p> <ol style="list-style-type: none"> <li>(1) each existing or proposed building with a gross floor area of 50m<sup>2</sup> or greater; or</li> <li>(2) each allotment proposed to be created; an on-site water storage (to be easily accessible having regard to pedestrian and vehicular requirements) of not less than 5000 litres where the water storage is any one or more of the following;             <ol style="list-style-type: none"> <li>(1) an in-ground swimming pool; or</li> <li>(2) a concrete tank with fire brigade tank fittings, or</li> <li>(3) a dam fed by a permanent water source.</li> </ol> </li> </ol>
<p><b>PO4</b> Public safety and the environment are not affected by the detrimental impacts of bushfire on hazardous materials in bulk stored or manufactured on the site. NOTE: In making any assessment against this Performance outcome, an application must include a comprehensive Bushfire Management Plan prepared in accordance with Planning Scheme Policy No. 12 – Assessment of Bushfire Hazard and Preparation of Bushfire Management Plans, submitted to and approved by the Council prior to or in conjunction with the development application.</p>	<p><b>AO4.1</b> Development involving the storage , handling or manufacture of any hazardous materials (in commercial quantities or bulk volumes )is not located within a Bushfire hazard area.</p>

<b>TABLE 5.4.2 NATURAL DISASTER OVERLAYS</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<p><b>PO5</b> If the proposal is for community infrastructure, it is able to function effectively during and immediately after bushfire events.</p>	<p><b>AO5.1</b> Community infrastructure is not located on land identified as having a High or Medium bushfire hazard severity in a site-specific bushfire hazard assessment.</p> <p><b>or</b></p> <p><b>AO5.2</b> Community infrastructure will not involve any new building work to an existing building other than minor building work.</p> <p>NOTE: Any proposal in this instance is expected to include and demonstrate compliance with a comprehensive Bushfire Management Plan prepared in accordance with State Planning Policy and Guideline.</p>
<b><i>Applicable only to development that will result in multiple buildings or allotments</i></b>	
<p><b>PO6</b> Firebreaks are provided for or within development to ensure that :</p> <ol style="list-style-type: none"> <li>(1) safe and effective access is provided for fire-fighting and other emergency vehicles;</li> <li>(2) setbacks are maximised between assets and hazardous vegetation to mitigate the hazard risks ;</li> <li>(3) security of tenure is achieved and maintained..</li> </ol>	<p><b>AO6.1</b> The development is provided with a side (or perimeter) road that:</p> <ol style="list-style-type: none"> <li>(1) is located between the boundary of the lots and the hazard; and</li> <li>(2) has a minimum cleared width of 20 metres; and</li> <li>(3) has a constructed road width and weather standard that complies with the Reconfiguring a Lot Code regardless of whether it is new road reserve or an existing road reserve.</li> </ol> <p><b>Or</b></p> <p><b>AO6.2</b> The development incorporates fire maintenance trails located as close as possible to the boundaries of each allotment and the adjoining bushland, and the fire maintenance trails;</p> <ol style="list-style-type: none"> <li>(1) have a minimum cleared width of 6 metres; and</li> <li>(2) have a minimum formed width of 4 metres and maximum gradient of 1 in 6 (16%); and</li> <li>(3) are installed with sediment and erosion control devices; and</li> <li>(4) have vehicular access at each end; and</li> <li>(5) provide areas for vehicles to pass or turn around at least every 400 metres; and</li> <li>(6) are either located on public land or within an access easement granted in favour of the Council, fire brigades and other emergency services and where applicable, relevant state government departments (e.g. Environment Protection Agency when adjoining a National Park); and</li> <li>(7) use existing trails wherever possible to reduce environmental impacts.</li> </ol> <p>NOTE: Fire maintenance trails will only be accepted if it is not practicable to provide the firebreak in the form of a perimeter road due to topographic or vegetation constraints, or because access to the proposed lots can be provided from an existing road and it would be unreasonable to require the construction of a new road</p>

<b>TABLE 5.4.2 NATURAL DISASTER OVERLAYS</b>	
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<p><b>PO7</b> Where development involves reconfiguring a lot and opening a new road, the road layout, location and design provides:</p> <ol style="list-style-type: none"> <li>(1) easy, effective and safe movement away from any encroaching bushfire fire threat for the evacuation of residents and/or emergency vehicles; and</li> <li>(2) an alternative safe access routes should access in one location be blocked from a bushfire threat ; and</li> <li>(3) for the safe and operational use of fire-fighting vehicles.</li> </ol>	<p><b>AO.1(RAD)</b> The road layout uses through roads only and does not include cul-de-sac and “dead end” roads, except where a perimeter road extending around the development area isolates the development from the hazard, or, an alternative emergency vehicle access linking the cul-de-sac to other through roads is provided.</p> <p><b>Or</b> <b>AO7.2(RAD)</b> Where the use of a single entry road is unavoidable because of topographical constraints, a properly established and maintained fire trail is incorporated into the layout to allow for safe emergency access in an alternative location, and if possible, direction to the road; and .</p> <p><b>AO7.3(RAD)</b> Road gradients are not more than 12.5%.</p>
<p><b>PO8</b> Allotments created as a result of development for reconfiguration a lot are designed to;</p> <ol style="list-style-type: none"> <li>(1) mitigate bushfire hazard;</li> <li>(2) provide safe sites for Houses or other intended uses of the allotment; and</li> <li>(3) prevent the fragmentation of land with a high bushfire hazard severity.</li> </ol>	<p><b>AO8.1</b> Allotments are located in parts of the site with the lowest bushfire hazard severity in accordance with the principles of Protecting your home against bushfire attack, Department of Local Government and Planning (DLGP) 2000.</p> <p><b>P8.2</b> The size and shape of allotments facilitates emergency access to buildings and fire-fighting appliances by avoiding long narrow allotments with long access driveways to buildings or future building sites.</p> <p><b>P8.3</b> New allotments (or parts of new allotments) are not created:</p> <ol style="list-style-type: none"> <li>(1) in areas that have a high bushfire hazard severity; or</li> <li>(2) within 100 linear metres of an area that has a high bushfire hazard severity.</li> </ol> <p>NOTE: Land with a high bushfire hazard severity preferably is not to be fragmented into new allotments</p>
<p><b>Areas of High Bushfire Hazard Severity (as determined by a Bushfire Hazard Assessment) or within 100m of such an area</b></p>	
<p><b>Applicable to all development</b></p>	
<p><b>PO9</b> Buildings are constructed to provide protection in the event of a bushfire to reduce the risk of ignition by embers until the fire front passes.</p>	<p><b>AO9.1</b> Buildings are constructed in accordance with <i>Building Act and Building Regulation</i> and AS3959-2009 Construction of Buildings in Bushfire Prone Areas.</p> <p><b>or</b> <b>AO9.2</b> No buildings are proposed.</p>
<p><b>PO10</b> Fences must be designed and constructed of materials that will avoid fuelling a bushfire and creating increased level of hazard.</p>	<p><b>AO10</b> Masonry, stone wall or wire fencing is used instead of timber fencing.</p>



**TABLE 5.4.2 NATURAL DISASTER OVERLAYS**

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<p><b>PO11</b> Development that materially intensifies the use of High bushfire hazard areas incorporates effective siting, design and management measures to minimise bushfire hazard.</p>	<p><b>AO11</b> The development does not increase the number of people living, working or congregating in a High bushfire hazard area.</p>
<b>All Uses and Works on land in the Landslip Prone Land Overlay</b>	
<b>All Landslip Prone Land</b>	
<p><b>PO12</b> Development does not put the safety and lives of people, and property seriously “at-risk” from landslip, wherever practicable to determine land with steep slopes. Note ;Proponents can demonstrate compliance with PO12 through a site-specific analysis prepared in accordance with Division 4: Schedule C – Preparation of a Slope Analysis accompanies development applications for: (1) filling and excavating for more than 2000m3 of material; (2) reconfiguring a Lot involving the creation of an additional number of lots; or (3) Material Change of Use for uses which are Impact assessable in the relevant Zone/Precinct/Area (as determined by the relevant Tables of Assessment); and demonstrates that the site area of the development contains slopes less than 15% (approximately 1:6.67).</p>	<p><b>AO12.1(RAD)</b> Development: (1) does not result in any new building work other than an addition to an existing building; (2) does not require the removal of vegetation; and (3) does not alter ground levels or stormwater conditions.</p>
<p><b>PO13</b> Community infrastructure is able to function safely and effectively during and immediately after landslide hazard event. Note ;Proponents can demonstrate compliance with PO13 through a site-specific analysis prepared in accordance with Division 4: Schedule C – Preparation of a Slope Analysis accompanies the development application, and demonstrates that the site area of the development contains slopes less than 15% (approximately 1:6.67).</p>	<p><b>AO13.1(RAD)</b> Development: (1) does not result in any new building work other than an addition to an existing building; (2) does not require the removal of vegetation; and (3) does not alter ground levels or stormwater conditions.</p>
<b>Areas of Steep Slopes (as determined by a Slope Analysis)</b>	
<p><b>S14</b> Development does not compromise the safety of people or property from landslide, including lands above and below the subject land.  Note; Proponents can demonstrate compliance with PO14 through a site-specific geotechnical analysis by a registered professional engineer to address any potential stability problems and describes solutions that may be implemented to ensure: (1) The long-term stability of the site; (2) The long-term stability of the proposed development; and Access to the site will not be restricted during a landslide event.</p>	<p><b>AO14.1</b> Development is not to be undertaken on any part of a lot where the slope is equal to or greater than 15%, <b>or</b> <b>A14.2 –</b> On that part of a lot where the slope is equal to or greater than 15%, the proposed development the proposed development is appropriate for the sloping nature of the site, and the risk of landslide adversely affecting the subject lot, adjoining properties and the proposed development is at a low level, and is certified by an RPEQ.</p>

### **Division 4: Schedule A—Preparation of a Bushfire Hazard Assessment**

#### **What is a Bushfire Hazard Assessment?**

A Bushfire Hazard Assessment is the most appropriate method for determining the hazard severity of a site, and hence to ascertain the level and degree of controls that apply to the site under the Natural Disaster Areas Overlay Code.

Essentially the assessment is based on both a quantitative and qualitative assessment. The quantitative assessment is based on the three (3) key characteristics of land found to have the greatest influence on determining the bushfire hazard severity of land – vegetation communities, slope and aspect. A qualitative review of these findings should then be undertaken to verify the results of the quantitative assessment. The qualitative review should consider the known bushfire behaviour. The hazard severity for land is defined

The measures for carrying out a Bushfire Hazard Assessment below, are sourced from the State Planning Policy 1/03 Mitigating the Adverse impacts of Flood, Bushfire and Landslide (SPP 1/03). Should the contents of this policy differ in any regard to the contents of an adopted State Planning Policy for Natural Disasters and any guideline supporting the State Planning Policy; the State Planning Policy and guideline will take precedence.

#### **Preparing a Bushfire Hazard Assessment<sup>30</sup>**

##### Step 1: Assessment of vegetation communities

The different types of vegetation communities determine the rate at which dry fuel accumulates. Some vegetation communities protect fuel from drying out in all but extreme bushfire seasons and can then be susceptible to very destructive bushfires. Alternatively, vegetation communities may expose fuels to drying and therefore be frequently available for burning. Frequent bushfires can result in the development of bushfire-tolerant grassy woodlands or grasslands and less destructive bushfire behaviour. The characteristics of different vegetation communities are reflected in Table 1. This table also presents the hazard scores for a range of vegetation communities.<sup>31</sup>

**Table 1**

<b>Vegetation communities<sup>32</sup></b>	<b>Fire behaviour</b>	<b>Hazard Score</b>
Wet-sclerophyll forest, tall eucalypts (>30m), with grass and mixed shrub understorey.	Infrequent fires under severe conditions, flame lengths may exceed 40 m, floating embers attack structures for 1 hour, radiant heat and direct flame are destructive for 30 minutes.	10
Paperbark heath and swamps, eucalypt forest with dry-shrub ladder fuels.	Fire intensity depends on fuel accumulation, but can be severe, with flame lengths to 20 m, spot fires frequent across firebreaks, radiant heat and direct flame for 15 minutes.	8
Grassy eucalypt and acacia forest, exotic pine plantations, cypress pine forests, wallum heath.	Fire intensity may be severe with flame lengths to 20 m, but less attack from embers.	6
Native grasslands (ungrazed), open woodlands, canefields.	Fast moving fires, available to fire annually to 4 years. Usually no ember attack, radiant heat for >10 m, duration <2 minutes.	5
Intact acacia forests, with light grass to leaf litter, disturbed rainforest.	Fires infrequent, usually burn only under severe conditions, relatively slow fires, usually little ember attack.	4

<sup>30</sup> This section is an extract from the previous *State Planning Policy 1/03 Mitigating the Adverse impacts of Flood, Bushfire and Landslide*.

<sup>31</sup> Vegetation community data is available in digital map form as shown on the State Planning Policy interactive mapping and the Queensland Herbarium, Department of Environment and Heritage Protection Agency.

<sup>32</sup> Vegetation assessment based upon examination of the vegetation on the subject land and surrounding if is required. Narrow strips of vegetation may be flammable; however, bushfires will not generally reach their full intensity where bushfire fronts are less than 100 metres wide. For this reason the following examples may be viewed as having the next lower hazard score (ie paperbark heath would have a score of 6 not 8, cypress pine forest 5 not 6):

- areas with a linear shape (e.g. roadside vegetation beside a cleared paddock); and
- units of vegetation of less than 50 hectares in areas and more than one kilometre from the nearest extensive vegetation.

Orchards, farmlands, kikuyu pastures.	Fires very infrequent, slow moving, may be difficult to extinguish, frequent fire breaks.	2
Grazed grasslands, slashed grass.	Grazing reduces intensity and rate of spread of fire, duration <2 minutes.	2
Desert lands (sparse fuels), mowed grass.	Gaps in fuel, usually slow fire spread.	1
Intact rainforest, mangrove forest, intact riverine rainforest.	Virtually fire proof.	0

Where the vegetation community is assessed as having a vegetation community hazard score of zero, no other factors need to be taken into account and the relevant sub-units should be given a Low severity of overall bushfire hazard. No further action is required.

#### Step 2: Assessment of slope

Studies have shown that fires burn more quickly and with greater intensity up slopes, generally doubling every 10 degrees of slope. Also, the steeper the slope the more difficult it is to construct ring roads, firebreaks and provide access for emergency crews. Trees situated downhill from structures will have their crowns close to the structures. This presents bushfire hazards particularly for exposed structures such as timber decks. Table 2 presents the hazard scores for different categories of slope.

**Table 2**

Slope	Hazard Score
Gorges and mountains (>30%)	5
Steep Hills (>20% to 30%)	4
Rolling Hills (>10% to 20%)	3
Undulating (>3% to 10%)	2
Plain (0% to 3%)	1

Note. Slope is to be calculated in accordance with Division 4 - Schedule C of this Code – Preparation of a Slope Analysis

#### Step 3: Assessment of aspect

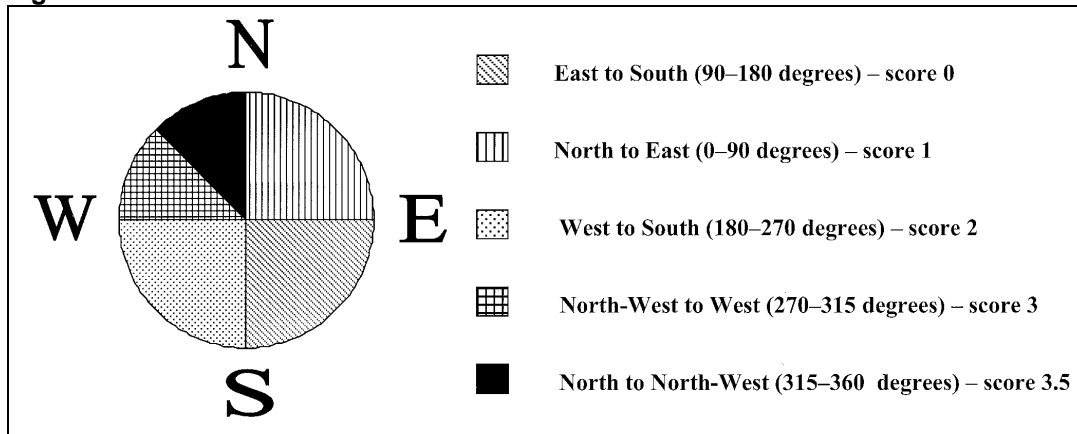
Aspect affects bushfire hazard due to the effects that exposure to direct sunlight has on different vegetation communities, including the drying rates of fuels. Aspect also correlates closely with exposure to low humidity winds that increase bushfire intensity. In extremely broken country where there is a variety of aspects, the predominant aspect is used.

As aspect has only a minor influence on flatter land, aspect is not significant on land with a slope less than 5%. Table 3 lists the hazard score for different aspects and Figure 1 illustrates the compass degree ranges for each aspect category.

**Table 3**

Aspect	Hazard Score
North to North-West	3.5
North-West to West	3
West to South	2
North to East	1
East to South and all land under 5% slope	0

Figure 1



Step 4: Combining scores to identify the severity of bushfire hazard

The scores for the individual factors determined for vegetation communities, slope and aspect are added together to give a total for each sub-unit. The total hazard score determines the severity of bushfire hazard for each sub-unit as set out below in Table 4;

Table 4

Total hazard score	Bushfire Hazard Severity
13 or greater	3.5
6 to 12.5	3
1 to 5.5	2

Step 5: Field verification

Field verification or 'ground truthing' of these preliminary results must then be undertaken. A number of sample areas are to be evaluated to test the accuracy of the preliminary bushfire hazard findings.

Step 6: Qualitative Assessment

Known bushfire behaviour complements the quantitative assessment and should be considered as part of the qualitative review.

Known bushfire behaviour is extremely difficult to use as a quantitative planning tool. This is because the absence of bushfire, even for an extended period of time, does not mean that an area will not burn and may lead to massive fuel accumulation with dangerous bushfire behaviour if it does ignite. Known bushfire behaviour may identify sites where combinations of slope and wind have led to severe bushfire behaviour in the past, and where extra precautions to protect assets might be required. The reliability of known bushfire behaviour may be difficult to assess and the Queensland Fire and Rescue Service should be consulted if questions arise.

**Documentation of a Bushfire Hazard Assessment**

In carrying out a Bushfire Hazard Assessment, the person carrying out the assessment is required to clearly document each step. With any application submitted to the Council stating that land is of a certain Hazard Severity, the applicant must submit with any such statement the documentation of each step carried out in the assessment to verify that statement.

## ***Division 4: Schedule B—Preparation of a Bushfire Management Plan***

### **Preparation and Consultation**

A Bushfire Management Plan is to be prepared by a suitably qualified professional with appropriate technical expertise in the identification and mitigation of bushfire hazard. Suitable professionals may include those in the environmental management, landscape architecture, architecture, surveying, town planning and civil engineering fields.

As a minimum, the author of the Bushfire Management Plan is to consult with the Council, responsible Rural and/or Urban Fire Brigade and managers of adjacent parks or reserves. It is also desirable to consult other agencies or individuals, such as the previous owners of the land or neighbours, who may have local knowledge of the severity and nature of the bushfire hazard.

### **Contents of a Bushfire Management Plan**

A comprehensive Bushfire Management Plan is to include the following:

- (1) An assessment of the nature and severity of the bushfire hazard affecting the site. This should comprise a detailed site-based assessment using the methodology set out in Division 4 - Schedule A – Preparation of a Bushfire Hazard Assessment. The assessment should also address other site specific factors that are important in devising suitable bushfire mitigation strategies. These factors could include matters such as;
  - (a) the likely direction of bushfire attack;
  - (b) the environmental values that may limit mitigation options; and
  - (c) the location of evacuation routes and/or safety zones.
- (2) An assessment of the specific risk factors associated with the development proposal, including matters such as;
  - (a) the nature of activities and materials to be conducted / stored on the site; and
  - (b) the numbers and types of persons likely to be present; and
  - (c) particular warning and / or evacuation requirements.
- (3) A plan for mitigating the bushfire risk identified in (a) and (b) above. The plan should address the relevant Specific outcomes, Probable Solutions and Acceptable Solutions of the Natural Disaster Area Code, applicable to Bushfire Prone Land and recommend specific mitigation actions for the proposed development including:
  - (a) road and lot layout and land use allocations;
  - (b) firebreaks and buffers;
  - (c) building locations or building envelopes;
  - (d) landscaping treatments;
  - (e) warning and evacuation procedures and routes;
  - (f) firefighting requirements including infrastructure;
  - (g) any other specific measures such as external sprinkler systems and alarms;
  - (h) purchaser/resident education and awareness programs; and
  - (i) ongoing maintenance and response awareness programs.

The level of detail required will vary with the nature of the development proposal and site, and with the type of development application.

The level of detail required to accompany a particular application should be determined in consultation with the assessment manager. However, it is required, at a minimum, that items (a), (b) and (c) (1) – (3) outlined above be addressed in any Bushfire Management Plan.

#### ***Division 4: Schedule C—Preparation of a Slope Analysis***

##### ***What is a Slope Analysis?***

A Slope Analysis is the most appropriate method for determining the slope of any land, and in doing so ascertaining if the land contains steep slopes. Steep slopes are defined as those of 15% or greater, and are those which are more susceptible to landslip.

##### ***Preparing a Slope Analysis***

###### ***Step 1: Obtaining the necessary information***

Topographical information, namely contour information for the land, is required to be able to undertake a Slope Analysis. Given the size of the Shire, available mapping is limited, and in most cases it will be necessary for proponents to have the land surveyed by a qualified surveyor to acquire contour information.

###### ***Step 2: Determining Slope***

Slope can be described in two different ways, a percent gradient or an angle of the slope. For the purposes of implementing this Code, a percent gradient is used. The methodology for calculating the percent of gradient of slope is as follows:

- (1) Determine the site area of the development, over which to calculate slope. Note, it should be an area where the slope direction does not change. Do not cross the top of a hill or the bottom of the valley.
- (2) When an area of interest is determined, draw a straight line perpendicular to the contours of the slope. For better accuracy, start and end the line on, rather than between, contours on the map.
- (3) Measure the length of the of the line drawn and, using the scale of the map, convert that distance to metres.
- (4) Determine the total elevation change in metres along the line drawn (ie. Subtract the elevation of the lowest contour used from the elevation of the highest contour used). No conversions are necessary on this measurement, because it is a real-world elevation change.
- (5) To calculate a percent slope, divide the elevation change in metres by the distance of the line drawn (after converting it to metres). Multiply the resulting number by 100 to get a percentage value equal to the percent slope of the hill. If the value you calculate is, for example 20, this means that for every 100 metres covered in a horizontal direction, 20 metres will be gained (or lost) in elevation.

Example:

Length of measured line = 1.7cm,  $1.7 \times 25000/100 = 425\text{m}$

Elevation Change = 20m (read off contours)

Percentage Slope =  $20/425 \times 100 = 4.7\%$  slope

Additional reference should be made to Appendix 10 of SPP Guideline 1/0

## **PART 6—ASSESSMENT BENCHMARKS FOR DEVELOPMENT FOR A STATED PURPOSE OR OF A STATED TYPE**

### **Division 1—Preliminary**

#### **6.1.1 Codes for development for a stated purpose or stated type**

The provisions in this part comprise the following codes—

- (1) Accommodation Buildings Code (Division 2);
- (2) Agriculture Code (Division 3);
- (3) Animals Code (Division 4);
- (4) Caravan Park and Worker's Accommodation Code (Division 5);
- (5) Commercial Code (Division 6);
- (6) Development Standards Code (Division 7);
- (7) Development Design Code (Division 8);
- (8) Extractive Industry Code (Division 9);
- (9) Home Based Business Code (Division 10);
- (10) Home Host Accommodation Code (Division 11);
- (11) House Code (Division 12);
- (12) Reconfiguring of a Lot Code (Division 13);
- (13) Residential Accommodation Code (Division 14); and
- (14) Service Station Code (Division 15).

## Division 2—Accommodation Buildings Code

### Editor's note: About the Accommodation Buildings Code

- The Accommodation Buildings Code regulates different types of accommodation buildings, including motels, hostels, serviced apartments, and the accommodation component of hotels and community purpose uses, whether they are Accepted development subject to requirements or Assessable development being either a Code assessment or Impact assessment
- The Code regulates the scale, siting, density and design of development.

### (1) Accommodation Buildings Code

The provisions in this division comprise the Accommodation Buildings Code. They are—

- (a) the Purpose and Overall Outcomes of the Accommodation Buildings Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes for Accommodation Building development – Table 6.2.1.

### (2) The Purpose of the Accommodation Buildings Code

The purpose of the Accommodation Buildings Code is to achieve the following overall outcomes:

- (a) Accommodation Buildings:
  - (i) are located where they best serve the accommodation needs of users, particularly visitors to the Shire;
  - (ii) are located and designed to be compatible with the locality in which they are situated and do not adversely impact upon surrounding residential premises;
  - (iii) provide a reasonable level of privacy and amenity to users; and
  - (iv) contribute positively to the streetscape and town character.

**TABLE 6.2.1 ACCOMMODATION BUILDINGS**

Column 1	Column 2
Performance Outcomes	Acceptable Outcomes
<b>All Accommodation Buildings</b>	
<b>Site and Location</b>	
<b>PO1</b> Accommodation Buildings are located: <ol style="list-style-type: none"> <li>(1) in areas that are normally frequented by visitors and tourists, or are adjacent to roads normally travelled by tourists to or through the Shire; and</li> <li>(2) on land of an area sufficient to satisfy compliance, whilst addressing the following:               <ol style="list-style-type: none"> <li>(a) the existing development on the site;</li> <li>(b) the existing and proposed amenity of the Zone/Area/Precinct; and</li> <li>(c) the topography of the site.</li> </ol> </li> </ol>	<b>AO1.1</b> Accommodation Buildings are located: <ol style="list-style-type: none"> <li>(1) in the Town – Tourism Precinct, Town – Commercial Precinct, Town – Highway Precinct or Village Zone; or</li> <li>(2) not more than 500m from the Town – Recreation Precinct.</li> </ol> <b>AO1.2</b> Accommodation Buildings are located on lots with a: <ol style="list-style-type: none"> <li>(1) minimum lot size of 700m<sup>2</sup> in the Town – Residential Accommodation Precinct;</li> <li>(2) minimum lot size of 1000m<sup>2</sup> where located outside the Town-Residential Accommodation Precinct; and minimum primary road frontage of 20m.</li> </ol> <b>AO1.3</b> Accommodation Buildings have a maximum site cover as follows: <ol style="list-style-type: none"> <li>(1) 50% for all parts of a building or buildings one storey in height;</li> <li>(2) 40% for all parts of a building or buildings two storeys in height;</li> <li>(3) 35% for all parts of a building or buildings more than 2 storeys in height.</li> </ol>
<b>Development Density</b>	
<b>PO2</b> The development density is consistent with the Overall Outcomes of the Zone and Area/Precinct in which the site is situated.	<b>AO2.1</b> For Accommodation Buildings the maximum number of accommodation units on a site is as follows: <ol style="list-style-type: none"> <li>(1) Town - Residential Accommodation Precinct: 1 unit per 100m<sup>2</sup> of site area;</li> <li>(2) Other Zones: 1 unit per 200m<sup>2</sup> of site area.</li> </ol>



<b>TABLE 6.2.1 ACCOMMODATION BUILDINGS</b>	
Column 1	Column 2
Performance Outcomes	Acceptable Outcomes
<b>Landscaped Areas</b>	
<p><b>PO3</b> On- site Landscaped areas are provided to :</p> <ol style="list-style-type: none"> <li>(1) establish an attractive, safe and high quality of amenity and privacy for residents ;</li> <li>(2) compliment any street plantings;</li> <li>(3) provide soft and hard landscaped areas on-site;</li> <li>(4) screen unsightly buildings;</li> <li>(5) accommodate the communal and private open space needs of residents;</li> <li>(6) provide shaded recreational areas;</li> <li>(7) offer shelter to buildings with a western aspect; and</li> <li>(8) accommodate and screen communal refuge storage and other services.</li> </ol>	<p><b>AO3.1</b> Accommodation Buildings have landscaped areas which comprise at least 30% of the site, of which a minimum of 15% of the site as useable landscaped areas.<sup>33</sup></p>
<b>Carparking and Access</b>	
<p><b>POS4</b> Vehicular access to the site is safe and allows for easy vehicle manoeuvring.</p>	<p><b>AO4.1</b> Access driveways and any visitor car parking is:</p> <ol style="list-style-type: none"> <li>(1) provided with an impervious seal; and</li> <li>(2) located and designed so that vehicles can exit the site in a forward gear.</li> </ol>
<p><b>PO5</b> The design and location of vehicle access and parking areas (including pedestrian paths) within the development:</p> <ol style="list-style-type: none"> <li>(1) have minimal impacts upon the amenity of neighbouring residential properties; and</li> <li>(2) contribute to an attractive residential streetscape.</li> <li>(3) provides vehicle parking and turning areas that are screened by fencing or landscaping or a combination of both to minimise a vehicle's glare and light intrusion in to neighbouring properties;</li> <li>(4) provides vehicle, cyclist and pedestrian pathways are: <ol style="list-style-type: none"> <li>(a) delineated and identified with clear wayfinding and awareness signage and markings;</li> <li>(b) establish clear and practical routes around the parking area;</li> <li>(c) separate users in higher conflict areas.</li> </ol> </li> </ol>	<p><b>AO5.1</b> Vehicle, cyclist and pedestrian pathways are designed and constructed in accordance with Australian Standard:</p> <ol style="list-style-type: none"> <li>(1) AS2890.1;</li> <li>(2) AS2890.3.</li> </ol> <p><b>AO5.2</b> Vehicle access and parking areas are located a minimum of 8m from windows to an adjoining dwelling unit or accommodation unit on an adjoining property.</p> <p><b>AO5.3</b> Vehicular access points are located a minimum of 3 metres from any boundary shared with residential premises or land in the Town – Residential Precinct.</p>
<b>Building Design, Layout and Streetscape</b>	
<p><b>PO6</b> The development is sited and designed addresses the relationship to adjoining premises and the street, and the locality which establishes the overall setting of the premises; whilst considering the following elements:</p> <ol style="list-style-type: none"> <li>(1) the built form of existing buildings in the surrounding area;</li> <li>(2) significant site features such as shade trees or vegetation that can be incorporated into the building and landscape design;</li> </ol>	<p><b>AOP6.1</b> The primary road frontage setback for buildings is within 20% of the average setback of adjoining buildings to the same street, or where there are no buildings on adjoining sites the setback is as specified in the relevant Zone Code.</p> <p><b>AO6.2</b> Buildings and structures, such as pergolas and gazebos, used for recreational purposes can be located in front of the building line, provided that they have a maximum site cover (whether pervious or impervious covering) of 10m<sup>2</sup></p>

<sup>33</sup> Note also the provisions of P11.1 below on landscaping

<b>TABLE 6.2.1 ACCOMMODATION BUILDINGS</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
(3) the location and amenity of adjacent buildings; and (4) the streetscape character and context.	<b>AO6.3</b> Walls of buildings which face the street or public areas have a maximum length of 12m between articulations (regardless of the number of openings or windows), to avoid the appearance of building bulk. <b>AO6.5</b> The maximum length of any one building is 20m.
<b>Privacy and Safety</b>	
<b>PO7</b> The development provides residents of the development and residents of adjacent residential properties with visual and acoustic privacy.	<b>AO7.1</b> Direct views between habitable rooms of adjacent dwelling units or accommodation units, or between habitable rooms and the private open space of adjacent dwelling units or accommodation units (whether part of the development or on land adjacent to the development) are obscured by: (1) screening that is durable, permanently fixed and has a maximum of 25% openings; or (2) existing dense vegetation or new planting that can achieve a 75% screening within 3 years of planting.
<b>PO8</b> Any front fences and walls provided for privacy or to define the property: (1) allow for casual surveillance of the street; and (2) are compatible with the building and streetscape.	<b>AO8.1</b> Where located in the Town Zone, fences and walls along the road frontage are a maximum of: (1) 1.2m high if solid; or (2) 1.5m high if the fence has openings which make it at least 50% transparent. <b>AO8.2</b> As an exception to P8.1 above, solid front fences and walls up to 1.8m high may be provided where: (1) the useable landscaped areas and private open space areas are in front of buildings and the fence length is limited to 75% of the frontage; or (2) the fence or wall fronts a main road and (3) the length of the fence or wall does not exceed 15m in length without some articulation or detailing to provide visual interest.
<b>Development on sites with frontage to a Main Road</b>	
<b>PO9</b> Development on sites with a frontage to a main road are designed such that the adverse effects of traffic noise are minimised and resident privacy is protected, whilst addressing the following elements: (1) building siting; (2) the use of front fences and walls; (3) internal layout of buildings; (4) the location of communal and private open space areas.	<b>AO9.1</b> Private open space areas are not located in the building setback to the road. <b>OR</b> <b>AO9.2</b> Usable landscaped areas and private open space areas are only located in the building setback to the road, where resident privacy can be maintained with the use of a solid fence or wall provided in accordance with AO8.2 (1) . Note: Part 6 Division8-Development Design Code specifically PO36 provides a further assessment benchmark in this matter.
<b>Amenity</b>	
<b>PO10</b> Buildings and facilities are located and designed so as to minimise potential noise impacts beyond the property boundaries, particularly where adjoining residential premises.	<b>AO10.1</b> Development complies with the applicable requirements of the <i>Environmental Protection (Noise) Policy 2008</i> .

<b>TABLE 6.2.1 ACCOMMODATION BUILDINGS</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
Air conditioning units and pool filters are located, enclosed, of a type, or otherwise installed such that they are least likely to cause an environmental nuisance to any adjoining premises.	
<p><b>PO11</b> Buildings and facilities are located and designed so as to enhance the streetscape appearance.</p>	<p><b>AO11.1</b> Building setbacks are sufficient to enable the provision of at least a third of the landscaped area required in AO3.1, to be across the primary road frontage of the site.</p> <p><b>AO11.2</b> Air conditioning units and other service equipment and areas e.g. bin storage, kitchen vents, pool filters, are located so as not to be visible from the street or other public place.</p>
<b>Motels</b>	
<b>Site characteristics</b>	
<p><b>PO12</b> A motel development is located on a premises with sufficient site area capable of accommodating :</p> <ol style="list-style-type: none"> <li>(1) the siting of buildings and structures;</li> <li>(2) setbacks</li> <li>(3) Recreational areas and facilities;</li> <li>(4) landscaped open space to screen recreation areas; and</li> <li>(5) vehicle manoeuvring and parking.</li> </ol> <p>Note : Site planning and layout is to take account of the existing development in the area; the existing and proposed amenity of the area; the topography of the site; and the number of road frontages.</p>	<p><b>AO12.1</b> Motels have:</p> <ol style="list-style-type: none"> <li>(1) a minimum site area of 2000m<sup>2</sup>;</li> <li>(2) a landscaped area comprising at least 30% of the site; and</li> <li>(3) where more than 30 units ,sufficient land available for the provision of a bus manoeuvring and on-site parking area in accordance with Part6 Division 7 - Development Standards Code.</li> </ol>
<b>Associated activity</b>	
<p><b>PO13</b> Restaurants associated with Motels are provided only where the premises is sited within or adjoining the Town – Tourism Precinct, Town – Commercial Precinct or the Town – Highway Precinct.</p>	No acceptable outcomes are specified.

## Division 3—Agricultural Use Code

### Editor's note : About the Agricultural Use Code

- The Agricultural Use Code regulates Agriculture and Intensive Agriculture uses, whether they are Accepted development subject to requirements or Assessable development being either a Code assessment or Impact assessment.
- The Code would therefore apply to the general growing of plants or crops, as a new use of land.
- The Code regulates the location of new uses in terms of their potential impacts on the amenity of nearby residential uses, and the road network.
- Other potential impacts of the uses, such as on water resources and important habitats, are regulated through the relevant Zone Code and Overlays.

### (1) Agricultural Use Code

The provisions in this division comprise the Agricultural Use Code. They are —

- (a) the Purpose and Overall Outcomes of the Agricultural Use Code - Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for Agricultural Uses – Table 6.3.1.

### (2) The Purpose of the Agricultural Use Code

The purpose of the Agricultural Use Code is to achieve the following overall outcomes:

- (a) Agriculture and Intensive Agriculture is:
  - (i) located where the potential impacts upon the amenity of the area are minimised; and
  - (ii) located where there is adequate vehicular access to service the use, without detriment to the road network's efficiency and safety.

**TABLE 6.3.1 AGRICULTURAL USES**

Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<b>All Agriculture and Intensive Agriculture</b>	
<b>Separation Distances</b>	
<b>PO1</b> Agriculture and Intensive Agriculture uses are located: (1) a suitable distance away from urban areas and residential uses, to ensure protection of the amenity of sensitive land uses from the impacts of agricultural activities; and (2) in a manner which satisfies the provisions of the <i>State Planning Policy and Guideline -Part E Section 3 –Separation areas between agricultural and non--agricultural land use.</i>	<b>AO1.1(RAD)</b> Agriculture and Intensive Agriculture uses are setback from uses in the Residential Use Class, in accordance with Part 4: Division 1: Schedule A of the Rural Zone Code.
<b>PO2</b> Harvesting, packing and loading of produce is conducted in a manner that protects the amenity of the immediate locality.	<b>AO2.1(RAD)</b> Where located within 1000m of any use in the Residential Use Class, whether on adjoining land or not, the operation of equipment and machinery, and the use of outdoor lighting is limited to the following: (1) Monday to Saturday - 7am to 7pm;and (2) Sunday and Public Holidays - 8am to 7pm.
<b>All Intensive Agriculture</b>	
<b>Road Network</b>	
<b>PO3</b> Augmentation and upgrades of the existing road network is provided to satisfy a road condition capable of meeting the increased traffic demands needed to service intensive agricultural uses.	<b>AO3.1</b> External road works, whether new road construction or the upgrade of existing roads, are undertaken to provide a road network designed to the standards specified in Part6Division 7-Development Standards Code.

## Division 4—Animals Code

### Editor's note: About the Animals Code

- The Animals Code regulates the keeping of animals, whether they are Accepted development subject to requirements or Assessable development being either a Code assessment or Impact assessment.
- The Code is applicable whether the keeping of animals is for grazing, breeding, training, or intensive animal husbandry (including aquaculture).
- The Code does not apply to Domestic Pets, which are separately defined, and are regulated by Council's Local Laws.
- The Code regulates the location of new uses in terms of their potential impacts on the amenity of nearby sensitive uses, and the road network.
- Other potential impacts of the uses, such as on water resources and important habitats, are regulated through the relevant Zone Code and Overlays.

### (1) Animals Code

The provisions in this division comprise the Animals Code. They are —

- (a) the Purpose and Overall Outcomes of the Animals Code - Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for the keeping of Animals – Table 6.4.1.

### (2) The Purpose of the Animals Code

The purpose of the Animals Code is to achieve the following overall outcomes:

- (a) Animal Husbandry and Intensive Animal Husbandry uses:
  - (i) are located and designed in a manner that minimises potential impacts on the amenity of the area or nearby sensitive uses; and
  - (ii) located where there is adequate vehicular access to service the use, without detriment to the road network's efficiency and safety; and
  - (iii) located where the risks of environmental harm are minimised.

<b>TABLE 6.4.1 ANIMALS</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<b>All Animal Husbandry uses</b>	
<b>Site and Location</b>	
<b>PO1</b> Animal Husbandry uses are located and designed to ensure that the amenity of the surrounding area, particularly sensitive land uses (including houses), is maintained without any adverse effects; through addressing the following matters : <ol style="list-style-type: none"> <li>(1) the nature of existing and future uses on adjoining land and in the surrounding area;</li> <li>(2) the setbacks of animal enclosures or paddocks;</li> <li>(3) the natural features of the site including topography, soils, watercourses; and</li> <li>(4) the existence of vegetation on the site which may be retained to screen the development.</li> </ol>	<b>AO1.1(RAD)</b> Animal enclosures e.g. stables, barns, holding yards, are separated a minimum of 100m from existing or approved uses in the Residential Use Class; or have separation distances provided in accordance with Part 4: Division 1: Schedule A of the Rural Zone Code; whichever is the greater separation distance.
<b>All Intensive Animal Husbandry uses</b>	
<b>Site and Location</b>	
<b>PO2</b> Intensive animal husbandry uses are located and designed to ensure that the amenity of the surrounding area, particularly residences, is maintained and having regard to: <ol style="list-style-type: none"> <li>(1) the nature of existing and future uses on adjoining land and in the surrounding area;</li> <li>(2) the setbacks of animal enclosures or paddocks;</li> <li>(3) the natural features of the site including topography, soils, watercourses; and</li> </ol>	<b>AO2.1</b> Intensive animal husbandry uses are separated from existing or approved sensitive uses in the Residential Use Class in accordance with Part 4: Division 1: Schedule A of the Rural Zone Code.

<b>TABLE 6.4.1 ANIMALS</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
(4) the existence of vegetation on the site which may be retained to screen the development.	
<b>PO3</b> The topography of the site is appropriate for the intended development, having regard to the potential for erosion and visual impacts on surrounding areas.	<b>AO3.1</b> The site area has a gradient of less than 1 in 20.
<b>POS4</b> Intensive animal husbandry uses are located to minimise any loss of or fragmentation of Good Quality Agricultural Land- Agricultural Land Classification (ALC) Class A and Class B and are protected from alienation or encroachment of incompatible land “uses” in accordance with the <i>State Planning Policy and Guideline -Part E Section 3 –Separation areas between agricultural and non-agricultural land use.</i>	<b>AO4.1</b> Where the site contains Good Quality Agricultural Land,- Agricultural Land Classification (ALC) Class A and Class B, development for Intensive animal husbandry uses is located where it does not intrude into these areas nor alienate these areas.
<b>PO5</b> The development <b>site</b> has access to infrastructure capable of adequately catering for the reasonable everyday demand of the development in regard to:- (1) road access; (2) stormwater drainage; (3) effluent disposal; (4) water supply; and (5) electricity supply.	No acceptable outcomes are specified.
<b>Environmental Considerations</b>	
<b>PO6</b> Intensive animal husbandry uses are located, designed and managed such that: (1) off-site release of contaminants does not occur; (2) at least a flood immunity of 1% AEP is provided;. (3) the generation of any noise does not cause a nuisance to adjoining properties or other noise-sensitive uses; (4) any emissions of odour, dust or air pollutants do not cause nuisance beyond the site boundaries; (5) there is no impact on the quality of any surface water or groundwater resource due to contamination; and (6) the ecological and hydraulic processes of any watercourses are not affected. <sup>34</sup> (7) in relation to Intensive Animal Husbandry for squab or quail the development application shall be referred to the Department of Primary Industries and Fisheries and the Dawson Callide Squab Co-operative for third party advice under the Act.	No acceptable outcomes are specified.

<sup>34</sup> A hydro geological investigation by a suitably qualified person will need to be prepared to identify any valuable groundwater resource and their vulnerability to contamination.

<b>TABLE 6.4.1 ANIMALS</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<b>Road network</b>	
<b>PO7</b> Augmentation of the existing road network is provided to the extent necessary to service agricultural uses.	<b>AO7.1</b> External road works, whether new road construction or the upgrade of existing roads, are undertaken to provide a road network designed to the standards specified in Part6 Division 7 - Development Standards Code.

## Division 5—Caravan Park and Worker's Accommodation Code

### Editor's note : About the Caravan Park and Worker's Accommodation Code

- The Caravan Park and Worker's Accommodation Code regulates Caravan Park, and Worker's Accommodation uses, whether they are Accepted development subject to requirements or Assessable development being either a Code assessment or Impact assessment
- The Code regulates the location, siting and scale of such uses, the facilities for occupants, as well as the potential impacts on the amenity of the surrounding area.

### (1) Caravan Park and Worker's Accommodation Code

The provisions in this division comprise the Caravan Park and Worker's Accommodation Code. They are—

- (a) the Purpose and Overall Outcomes of the Caravan Park and Worker's Accommodation Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for Caravan Park and Worker's Accommodation development – Table 6.5.1.

### (2) The Purpose of the Caravan Park and Worker's Accommodation Code

The purpose of the Caravan Park and Worker's Accommodation Code is to achieve the following overall outcomes:

- (a) Caravan Parks:
  - (i) are provided in a manner that is of a high standard of health, safety and amenity for visitors and residents;
  - (ii) are located where they best serve the accommodation needs of users, particularly visitors to the Shire;
  - (iii) are located and designed to be compatible with the locality in which they are situated and do not adversely impact upon surrounding residential premises; and
  - (iv) contribute positively to the streetscape and town character.
- (b) Worker's Accommodation:
  - (i) is provided in a manner that is of a high standard of health, safety and amenity for residents;
  - (ii) is located where they best serve the accommodation needs of residents;
  - (iii) is located and designed to be compatible with the locality in which they are situated: and
  - (iv) does not adversely impact on the amenity of the area due to residential densities, traffic generation, hours of operation, built form, or associated on-site facilities.

**TABLE 6.5.1 CARAVAN PARKS & WORKER'S ACCOMMODATION**

Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
<b>All Caravan Parks and Worker's Accommodation</b>	
<b>Site characteristics</b>	
<b>PO1</b> Caravan Parks and Worker's Accommodation are located on a premises with a site area that is suitable for the siting of buildings, providing landscaped open space to screen living and recreation areas, vehicle manoeuvring and parking and with an ability to address the following matters: <ol style="list-style-type: none"> <li>(1) the existing development in the area;</li> <li>(2) the existing and proposed amenity and character of the area;</li> <li>(3) the topography of the site;</li> <li>(4) the number of roads to which the site has frontage; and</li> <li>(5) the <i>Guidelines on Good Design for Caravan Parks and Relocatable Home Parks – Solutions for Queensland 1997, DCILGPS</i>.</li> </ol>	<b>AO1.1</b> Caravan Parks have: <ol style="list-style-type: none"> <li>(1) a minimum site area of 4000m<sup>2</sup>;</li> <li>(2) a landscaped setback width of at least 5m along all road frontages.</li> </ol> <b>AO1.2</b> Worker's Accommodation has: <ol style="list-style-type: none"> <li>(1) a minimum site area of 5000m<sup>2</sup>;</li> <li>(2) a landscaped setback width of at least 10m along all road frontages.</li> </ol>



<b>TABLE 6.5.1 CARAVAN PARKS &amp; WORKER'S ACCOMMODATION</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
<b>Access</b>	
<p><b>PO2</b> Access to the development is of a standard and location that does not compromise traffic safety.</p>	<p><b>AO2.1</b> Combined entry and exit driveways have a minimum width of 8m.</p> <p><b>AO2.2</b> Vehicular access points are located away from any boundary shared with an existing use in the Residential Use Class or land in the Town – Residential Precinct as follows: (1) Caravan Park – minimum of 5m; (2) Worker's Accommodation – minimum of 10m.</p> <p><b>AO2.3</b> All caravan, relocatable home, tent or cabin sites have access via the internal road/driveway system and not directly to a public road.</p>
<b>Amenity</b>	
<p><b>PO3</b> Buildings and facilities are located and designed so as to maintain, and where possible enhance, the amenity of the area as viewed from public places.</p> <p>Air conditioning units and other service equipment and areas eg. bin storage, clothes lines, pool filters are located such that they do not present an unsightly view to the street or other public place.</p>	<p><b>AO.3.1</b> Development provides a landscape buffer that is a minimum: (1) 3.5m wide along boundaries that adjoin a zone in the Residential zones category and 2m deep along boundaries to any other zone; (2) 6m wide along any road frontage.</p> <p><b>AO3.2</b> Development provides a 1.8m high, acoustic fence on the boundary between the development and residential dwellings.</p> <p><b>AO3.3</b> Air conditioning units and other mechanical plant are screened and are not visible from the road frontage or other public place.</p> <p><b>AO3.4</b> Refuse disposal and storage areas are screened by a solid fence with a minimum of 1.8m in height and are not visible from the road frontage.</p> <p><b>AO3.5</b> Outdoor recreational buildings or facilities e.g. Barbeques, pools, gazebos etc associated with the use are located centrally on the site.</p> <p><b>AO3.6</b> Development complies with the applicable requirements of the <i>Environmental Protection (Noise) Policy 2008</i>.</p>
<b>Caravan Parks</b>	
<b>Site characteristics</b>	
<p><b>PO4</b> Caravan Parks are located in those parts of the Shire that are normally frequented by visitors and tourists, or are adjacent to roads normally travelled by tourists to or through the Shire.</p>	<p><b>AO4.1</b> Caravan Parks are located: (1) in the Town – Tourism Precinct, Town – Commercial Precinct, Town – Highway Precinct or Village Zone; or (2) not more than 500m from the Town – Recreation Precinct.</p>

<b>TABLE 6.5.1 CARAVAN PARKS &amp; WORKER'S ACCOMMODATION</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
<b>Worker's Accommodation</b>	
<b>Site characteristics</b>	
<p><b>PO5</b> Worker's Accommodation is:</p> <ol style="list-style-type: none"> <li>(1) located in close proximity to, or on, the site on which workers are employed; or</li> <li>(2) located in the town closest to the site on which workers are employed; and</li> <li>(3) are not visually obtrusive as viewed from public land or roads, due to the use of landscaping to screen the use.</li> </ol>	<p><b>AO5.1</b> Worker's accommodation is located in the Village Zone or the Town Zone in the first instance, <b>or</b> <b>AO5.2</b> Worker's accommodation is located a minimum separation distance of 2.0 kilometres from the Village or the Town Zones. <b>AO5.3</b> The development will have a duration limit of 5 years or less. <b>AO5.4</b> Worker's accommodation provides a minimum setback of:</p> <ol style="list-style-type: none"> <li>(1) 10m from any boundary adjoining an industrial use; or</li> <li>(2) 15m from any boundary adjoining a sensitive land use.</li> </ol> <p><b>AO5.5</b> Non-resident workforce accommodation will be appropriately screened by providing landscaping at a width of 4m from a primary road frontage; 2m from a secondary road frontage; and 2m along all side and rear boundaries.</p>
<b>Amenity</b>	
<p><b>PO6</b> On site facilities including:</p> <ol style="list-style-type: none"> <li>(1) bus pickup/setdown, parking or turning areas;</li> <li>(2) resident car parking areas;</li> <li>(3) dining halls; and</li> <li>(4) indoor recreation facilities;</li> </ol> <p>are located and designed to:</p> <ol style="list-style-type: none"> <li>(1) take account of a usage in hours outside of a normal 6am-10pm period; and</li> <li>(2) minimise potential noise impacts beyond the property boundaries, particularly where adjoining residential premises.</li> </ol>	<p><b>AO6.1</b> Resident car parking areas are setback a minimum of 15m from any boundary shared with an existing use in the Residential Use Class or land in the Town – Residential Precinct. <b>AO6.2</b> Dining Halls and indoor recreation rooms are setback at least 20m to any boundary shared with an existing use in the Residential Use Class or land in the Town – Residential Precinct.</p>

## Division 6—Commercial Code

### Editor's note : About the Commercial Code

- The Commercial Code regulates most uses in the Commercial Use Class, whether they are Accepted development subject to requirements or Assessable development being either a Code assessment or Impact assessment.
- The Tables of Assessment in the relevant Zone/Overlay stipulate when this Code is applicable
- The Code regulates the scale and form of buildings, their siting and location, the provision of access and parking, and other design elements that are important in the Towns and Villages of the Shire.

### (1) Commercial Code

The provisions in this division comprise the Commercial Code. They are—

- (a) the Purpose and Overall Outcomes of the Commercial Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for Commercial development – Table 6.6.1.

### (2) The Purpose of the Commercial Code

The purpose of the Commercial Code is to achieve the following overall outcomes:

- (a) Commercial development is:
  - (i) Located on sites which are suitable for commercial uses having regard to size, location, and accessibility for vehicles and pedestrians;
  - (ii) Consistent with the desired character and amenity of the locality; and
  - (iii) Designed to provide a safe and pleasant environment.

**TABLE 6.6.1 COMMERCIAL DEVELOPMENT**

Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<b>All Uses and Works outside the Town – Commercial Precinct and Village – Central Business Area</b>	
<b>Building Scale and Form</b>	
<b>PO1</b> Building scale and form: (1) is consistent with the predominant built form that characterises the street; (2) is consistent with the land use outcomes reflected in the applicable zone code ; (3) is compatible with and does not impact negatively on the amenity of adjoining land or streetscape.	<b>AO1.1(RAD)</b> Buildings have a total site cover not exceeding 40%. <b>AO1.2(RAD)</b> A landscaped area with size not less than 30% of the total site area is provided in accordance with the Part 6 Division 7-Development Standards Code – Landscaping.
<b>All Uses and Works in the Town – Commercial Precinct and Village – Central Business Area</b>	
<b>Building Scale and Form</b>	
<b>PO2</b> Development is sited and designed to make a contribution in enhancing the desired amenity and character of the area through the development addressing : (1) the location, scale, height and bulk of buildings on adjoining premises and in the surrounding area; (2) the type of building materials used in the construction of buildings on adjoining premises and in the surrounding area; (3) the role of the commercial centre e.g. Town or Village; (4) the provision of pedestrian pathways and shelter e.g. overhang or verandahs along the street; (5) the location of car parking on sites in the vicinity; and (6) the location of any vegetation or street trees that contribute to the streetscape.	<b>AO2.1(RAD)</b> A suspended or cantilever awning, or post-supported verandah is provided across all road frontages of the site, and to the full width of the footpath, to offer shelter to pedestrians. <b>AO2.2(RAD)</b> The outermost projection (towards the street) for any verandah is no closer than 0.5m to the kerb, to ensure that there is sufficient clearance between the structure and the on-street parking areas. <b>AO2.3(RAD)</b> Car parking is provided at the rear of the building. <b>AO2.4(RAD)</b> Buildings have a total site cover: (1) not exceeding 80% in the Town – Commercial Precinct; and (2) not exceeding 40% in the Village – Central Business Area.

<b>TABLE 6.6.1 COMMERCIAL DEVELOPMENT</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<b>Active Street Frontages</b>	
<b>PO3</b> Buildings are designed to maintain active street frontages along all the primary road frontages.	<b>AO3.1(RAD)</b> Where development is a mix of residential and non residential uses: (1) dwelling units are located behind non residential uses at ground level; and (2) any car parking or garages associated with the residential use are located at the rear of the premises. <b>AO3.2 (RAD)</b> Buildings incorporate a minimum of 70% of the frontage as door openings, window glazing or transparent materials/display areas, as distinct from blank walls. <b>AO3.3RAD)</b> Active frontages are punctuated only where it is necessary to provide access driveways to on-site car parking, loading and service facilities.
<b>Public safety</b>	
<b>PO4</b> Commercial development promotes public safety.	<b>AO4.1</b> Entry points to buildings have direct access onto the street or other public space. <b>AO4.2</b> Illuminated pedestrian links are provided through landscaped areas to building entrances from car parking areas. <b>AO4.3</b> Landscaping on the site incorporates the use of tree or low shrub species, such that planting does not prevent the casual surveillance of public spaces and car parking areas, and is achieved by plantings: (1) providing a tree canopy, with the canopy height being greater than 1.8m; and (2) providing hedges with a maximum height of 1m. Editor's note: Additional guidance is provided through <i>Crime Protection through Environment Design Guidelines Part A (2007)</i> .
<b>Impacts on surrounding residential uses</b>	
<b>PO5</b> Residential amenity is maintained for residential uses which exist, or which are planned e.g. in the Town – Residential Precinct and Town – Residential Accommodation Precinct, on adjoining land to the new commercial development.	<b>AO5.1(RAD)</b> Undesirable visual, noise and odour impacts are avoided or reduced by: (1) <ul style="list-style-type: none"> <li>(a) The siting of vehicle loading and refuse storage and collection areas furthest from land in the Town – Residential Precinct or Town – Residential Accommodation Precinct; or</li> <li>(b) These areas are provided within enclosed service yards with a minimum screen fence height of 1.8m;and</li> </ul> (2) limiting refuse collection times to daylight hours; and (3) locating and designing ventilation and mechanical plant so that they face away from residential areas.

<b>TABLE 6.6.1 COMMERCIAL DEVELOPMENT</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
	<p><b>AO5.2(RAD)</b> Where the site area shares a rear and/or side boundary with land in the Town – Residential Precinct or the Town – Residential Accommodation Precinct, buildings incorporate the following design features:</p> <ol style="list-style-type: none"> <li>(1) a minimum building setback of 6m to the shared boundary;</li> <li>(2) a landscaped buffer with a minimum width of 3m, including mature trees (minimum 45lt pot size) and of species as specified in Division 7: Schedule H – Suitable Plant Species for the Callide and Dawson Valleys, is provided along the whole rear boundary where residential uses exist on adjoining land;</li> <li>(3) a solid, timber or block fence with a minimum height of 1.8m is erected and maintained along the shared boundary; and</li> <li>(4) the building provides articulation and variations in setback of at least 1.5m depth, at least every 10m length of the building which faces residential uses on adjoining land.</li> </ol> <p><b>AO5.3</b> Windows and other openings in a new commercial development are located and designed to not directly overlook or look into any habitable areas within residential buildings on adjoining land..</p>
<b>Car parking, Access and Service Vehicles</b>	
<p><b>PO6</b> Carparking access driveways, loading and service facilities are efficient and safe in their location and design.</p>	<p><b>AO6.1(RAD)</b> Where the site area for development has a frontage to a main road, and also another road frontage, vehicular access is not from the main road.</p> <p><b>AO6.2(RAD)</b> Where the site area for development has frontage to a rear laneway, vehicular access is from the laneway.</p> <p><b>AO6.3(RAD)</b> Where development has a single road frontage, and involves the development of two or more lots, only one common access driveway is provided.</p> <p><b>AO6.4(RAD)</b> Car parking areas are illuminated in accordance with <i>Australian Standard AS 1158.3.1- Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i>.</p>
<b>Landscaping and Streetscape</b>	
<p><b>PO7</b> Landscaping works, as integral design component of the development, contributes to and creates a high quality landscape character for the site and streetscape areas through :</p> <ol style="list-style-type: none"> <li>(1) a provision of well- located and visual prominent landscaped areas;</li> <li>(2) the retention or planting of new street trees.</li> </ol>	<p><b>AO7.1(RAD)</b> A landscaped area that is a minimum of 10% of the site area is provided in accordance with the Part6 Division 8-Development Standard Code – Landscaping.</p> <p><b>AO7.2 (RAD)</b> All existing street trees are to be retained, unless conditioned by Council to be removed.</p>

<b>TABLE 6.6.1 COMMERCIAL DEVELOPMENT</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Performance Outcomes</b>	<p><b>Acceptable Outcomes</b>  <b>Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)</b></p>
	<p><b>AO7.3 (RAD)</b>            Where the development requires more than 20 car parking spaces to be provided on site, the majority of landscaping required by AO7.1, is provided in the car parking area; to ensure that:</p> <ol style="list-style-type: none"> <li>(1) a 1m minimum landscaped setback from car parking to any road frontage is provided; and</li> <li>(2) established (minimum 100lt pot size) shade tree species as specified in Part6Division 7: Schedule H – Suitable Plant Species for the Callide and Dawson Valleys, are provided at a rate of 1 tree per 4 car parking spaces.</li> </ol>
<b>Retail/Commercial Complex development</b>	
<p><b>PO8</b>            Carparking access driveways, loading and service facilities are efficient and safe in their location and design.</p>	<p><b>AO8.1</b>            The siting and design of on-site facilities ensures that car parking, loading bays, truck turning areas and refuse storage and collection areas, are shared between commercial uses/tenancies, and are in a central location to all uses/tenancies;</p> <p><b>AO 8.2</b>            Vehicle parking and loading facilities are of a dimension consistent with:</p> <ol style="list-style-type: none"> <li>(1) Australian Standard AS 2890.1 – 1993 Parking facilities – Part 1: Off Street Car Parking; and</li> <li>(2) Australian Standard AS 2890.2 – 2003 Parking facilities – Part 2: Off Street commercial vehicle facilities.</li> </ol>
<p><b>PO9</b>            Development achieves a balance between the provision of commercial facilities and development, and the provision of a safe and attractive Town environment.</p>	<p><b>AO9.1</b>            Car parking bonuses can be achieved where the development provides or contributes to the provision of additional landscaping and street planting as follows:</p> <ol style="list-style-type: none"> <li>(1) for every 5m<sup>2</sup> of additional landscaping, over the requirement of 10% of the site, 1 less car parking space is required to be provided on-site; and</li> <li>(2) for every 1 street tree provided in road reserve to provide shelter to pedestrians, 1 less car parking space is required to be provided on-site; and</li> <li>(3) where the proposed street treatment is consistent with any approved streetscape master plan prepared by Council.</li> </ol>

## Division 7—Development Standards Code

### Editor's note : About the Development Standards Code

- The Development Standards Code regulates the design and siting aspects of Material Change of Use development, as affected by associated Operational Work. This ensures that the siting and provision of essential services for a site is considered when assessing the primary development application for Material Change of Use or Reconfiguration of Lot. This would include how appropriate a site is for subdivision or other proposed uses.
- How the Operational works are to be undertaken, is regulated separately by the Development Design Code. The Development Design Code is applicable to the carrying out of Operational Works.
- **Example – Car parking associated with a change of use**  
This Code, the Development Standards Code regulates how much car parking is to be provided for a particular use, the dimensions of parking spaces, the location of driveways and other siting considerations. This is important for considering the Material Change of Use; as it may not be feasible to site all necessary car parking for the use on the site. Plans for the assessment of the Material Change of Use need only indicate these aspects of the associated Operational Works(car parking). The Development Design Code regulates the undertaking of Operational Works including the manner in which the car park is constructed, sealed or marked. Plans submitted for assessment of the Operational Works will need to be detailed working drawings.
- **Example – Provision of Roads associated with a new subdivision**  
This Code, the Development Standards Code regulates how wide new road reserves and the pavement, is to be provide for new lots. These dimensions are important for considering the Reconfiguration of a Lot application, as it may not be feasible to site all the proposed lots and the necessary road reserves accessing those lots. Plans for the assessment of the Reconfiguration of a Lot application need only indicate these aspects of the associated Operational Works (roads). The Development Design Code regulates the undertaking of Operational Works including the manner in which the road is constructed, sealed or marked. Plans submitted for assessment of the Operational Works will need to be detailed working drawings.

### (1) Development Standards Code

The provisions in this division comprise the Development Standards Code. They are—

- (a) the Purpose of the Development Standards Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for Operational works – Table 6.7.1.

### (2) The Purpose of the Development Standards Code

The purpose of the Development Standards Code is to achieve the following overall outcomes:

- (a) New uses and created lots are designed and sited to incorporate the associated Operational Works aspects of the development.
- (b) Development ensures that :
  - (i) There is an appropriate standard of road access to the use/new lots;
  - (ii) Necessary upgrades to external infrastructure networks (eg transport, water, sewerage) are identified and carried out;
  - (iii) There is sufficient area provided to accommodate the necessary car parking provision for the use;
  - (iv) Connection to reticulated water and sewer systems is provided, where applicable;
  - (v) Extension to existing, or provision of new pathways/cycleways is provided, where applicable;
  - (vi) There is appropriate provision of site storm water drainage and connection to suitable stormwater infrastructure;
  - (vii) Landscaping is provided to public and private land as necessary for the development; and
  - (viii) Provision of other services to the site of a standard that is 'fit for purpose' to meet the requirements of the proposed development.

**TABLE 6.7.1 DEVELOPMENT STANDARDS**

Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 2.1 (RAD)
<b>Roads</b>	
<b>PO1</b> The road network of the Shire provides: <ol style="list-style-type: none"> <li>(1) convenient and safe access to all allotments for pedestrians, vehicles and cyclists;</li> <li>(2) safe, logical and hierarchical transport linkages;</li> <li>(3) appropriate access for buses, emergency and service vehicles;</li> <li>(4) a convenient way for public utilities;</li> <li>(5) an opportunity for street landscaping; and</li> <li>(6) an opportunity for on street car parking.</li> </ol>	<b>AO1.1</b> All roads which have frontage to the development site, are of a width and are of a standard (with or without sealing and, kerb and channelling) as detailed in Part6Division 7: Schedule A – Development Standards According to Zoning. <b>AO1.2</b> Where the road standard stated in AO1.1 above does not exist for the development site, the road is upgraded to the required standards identified in the CMDG.

<b>TABLE 6.7.1 DEVELOPMENT STANDARDS</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 2.1 (RAD)
	<b>AO1.3</b> Where the development is on land the subject of the Valleyview Infrastructure Agreement, the terms of that agreement relating to the provision of roads, are met.
<b>Car Parking and Access</b>	
<b>Vehicular Access and Driveway Crossovers</b>	
<b>PO2</b> Vehicular access arrangements: (1) are appropriate for: (a) the capacity of the parking area, (b) the volume, frequency and type of vehicle usage; and (c) the function and configuration of the access road; (2) minimise any potentially adverse impacts on: (a) the safety and efficiency of the road; (b) the integrity of any infrastructure within the road reserve; and (c) the safety of access to adjacent properties; and (3) are designed and located such that there are no significant adverse impacts on the amenity of premises in the vicinity.	<b>AO2.1 (RAD)</b> For a House, Home Host Accommodation or Home Based Business uses, the driveway crossover is not: (1) a secondary property access; (2) covering, crossing or located within 1m of any street trees; fire hydrants; water meters; manholes; or stormwater gully pits; (3) entering the carriageway at the location of an existing traffic island, speed control device, car parking bay, pedestrian crossing, bus stop or structure within the roadway; (4) requiring the filling or excavation of more than 20m <sup>3</sup> of material in the existing footpath/verge or the cut/fill of 200mm from existing footpath level; and (5) located with unsafe sight visibility. <b>AO2.2 (RAD)</b> The geometric design of vehicular crossings across the verge are to conform with <i>IPWEAQ Standard Drawing No. RS-049, RS-050, RS-051 and RS-056</i> . Note: Where particularly restrictive physical constraints exist and the above standard arrangements are not attainable, details of proposed non-standard vehicular crossings are to be certified by an RPEQ. Designs are to consider the <i>Disability Discrimination Act 1992, AS 2890.1, QUDM, safety in design and engineering best practice</i> .
<b>Parking and Loading Provision</b>	
<b>PO3</b> Vehicle parking and loading facilities are provided to meet the demand likely to be generated by the development taking into account any or all of the following: (1) The nature and intensity of the proposed use; (2) The parking demand generated by the existing use of the premises; (3) The feasibility of physically providing parking on-site; (4) The nature and intensity of existing and likely future development on adjoining premises; (5) The availability of public parking in the vicinity; (6) The hours of operation of the proposed use and the opportunity for sharing of parking spaces by multiple uses; (7) The impact of the parking on the amenity of nearby residents; (8) Existing and likely future traffic conditions and amenity of the area; (9) the recommendations of any Traffic and Parking Impact Report prepared for the proposed development.  Note; Proponents can prepare a report in accordance with Division 7: Schedule C – Traffic and Parking Impact Report Requirements to demonstrate compliance , where :	<b>AO3.1 (RAD)</b> Vehicle parking and loading facilities are provided in accordance with Part6Division 7: Schedule B – Parking Provision. <b>AO3.2</b> Car parking areas have dimensions, manoeuvring areas and standard in accordance with Division 7: Schedule A – Development Standards According to Zoning. <b>AO3.3</b> Where on-site car parking provision in accordance with Division 7: Schedule B – Parking Provision cannot be complied with for development in the Town or Village Zones, the equivalent contribution-in-lieu is paid in accordance with Planning Policy No 4: Car Parking Contributions.



<b>TABLE 6.7.1 DEVELOPMENT STANDARDS</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 2.1 (RAD)
<p>(1) the specified parking and/or loading is proposed to be less than that specified in Division 7: Schedule B – Parking Provision for the particular uses or uses and no contribution-in-lieu is proposed; or</p> <p>(2) the use or uses proposed do not have a specified parking rate in Division 7: Schedule B – Parking Provision.</p>	
<b>Transport Network</b>	
<p><b>PO4</b> Provision is made to minimise any potentially adverse impacts on the safety, efficiency or effectiveness of the pedestrian, cycle and road network.</p> <p>Where the development generates the need for more than 50 permanent parking spaces; the development is undertaken and managed in accordance with a prepared Traffic and Parking Impact Report covering the relevant matters detailed in Division 7: Schedule C – Traffic and Parking Impact Report Requirements.</p>	<p><b>AO4.1 (RAD)</b> The location and hierarchy of all new roads, road intersections and pathways/cycleways is to be in accordance with the CMDG.</p>
<b>Car Park Design</b>	
<p><b>PO5</b> Parking spaces and loading bays are:</p> <p>(1) usable by the occupants of, and visitors to, the site;</p> <p>(2) conveniently and safely accessible from all buildings on the site;</p> <p>(3) located and visibility identified to encourage the use of off-street parking;</p> <p>(4) located and designed to complement and enhance the amenity and character of the area.</p>	<p><b>AO5.1(RAD)</b> All development provides:</p> <p>(1) parking spaces that are freely available for use by the development’s occupants and visitors during the business hours of the use;</p> <p>(2) visitor or customer parking spaces that are located in the most accessible position to the main entrance of the buildings on the site;</p> <p>(3) at least 20% of the required car parking spaces are at the front of the site so that they are clearly visible from the street (unless otherwise required by other use specific Codes);</p> <p>(4) where car parking is provided at the rear of the site, clear signage is provided to indicate the location of parking areas;</p> <p>(5) pedestrian pathways or clearances through the car parking area that allow unimpeded access to the buildings on the site;</p> <p>(6) parking and pathways at a gradient no greater than 1:20 being suitable for vehicle access, and pedestrian access including access for persons with disabilities;</p> <p>(7) landscaped buffers with a minimum width of 1m between the parking area and any boundary to the site; and</p> <p>(8) parking areas that are designed to incorporate and retain existing street trees and any significant shade trees (being trees with a girth 500mm or greater which exist on the site.</p> <p><b>AO5.2 (RAD)</b> Parking associated with the development is located on the same site upon which the development is carried out.</p> <p><b>Or</b></p> <p><b>AO5.3</b> Uses in the Commercial Use Class, can locate parking on another site which is not more than 100m from the development site.</p>

<b>TABLE 6.7.1 DEVELOPMENT STANDARDS</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 2.1 (RAD)
<p><b>PO6</b> The effects of dust, noise, glare or other potentially adverse impacts on the amenity, safety and aesthetics of the land in the vicinity are minimised.</p>	<p><b>AO6.1(RAD)</b> The car parking area is imperviously sealed to the standard in accordance with Part6 Division 7: Schedule A – ‘Development Standards According to Zoning’.</p> <p><b>AO6.2(RAD)</b> A solid fence with a minimum height of 1.8m is constructed between the parking area and any adjoining residential use or other noise sensitive use, provided that where the site is filled, the maximum height of the fence from natural ground level is 2.1m.</p> <p><b>AO6.3(RAD)</b> Where the parking area is open to the public at night, and for all parking areas in the Town Commercial Precinct, lighting is provided to ensure public safety, and is provided in accordance with <i>Australian Standard AS 1158.3.1- Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i>.</p>
<b>Service Vehicle Provisions</b>	
<p><b>PO7</b> Facilities for loading, unloading, manoeuvring and access for service vehicles are:</p> <ol style="list-style-type: none"> <li>(1) accommodated on-site;</li> <li>(2) of a design that allows safe and efficient access to and from the site; and</li> <li>(3) of a design that does not unduly impede vehicular and pedestrian movement within the site.</li> </ol>	<p><b>AO7.1(RAD)</b> The design and provision of access driveways, manoeuvring areas, refuse collection areas and loading facilities for service vehicles is in accordance with <i>Australian Standard AS 2890.2 – 1989- Off Street Parking – Commercial Vehicle Facilities</i>.</p> <p><b>AO7.2(RAD)</b> Service vehicles are able to enter and exit the site in a forward gear.</p>
<b>Water Supply</b>	
<p><b>PO8</b> A reticulated water supply system is provided to the Towns of Biloela and Moura, and the Villages of Banana, Baralaba, Thangool and Theodore that is of sufficient capacity to meet the demands imposed upon it by both consumers and emergency purposes. Where the development is on land the subject of the Valleyview Infrastructure Agreement, the terms of that agreement relating to the provision of water supply, are met.</p>	<p><b>AO8.1(RAD)</b> Water reticulation is available to the development site, in all circumstances stated in Part6 Division 7: Schedule A – Development Standards According to Zoning.</p> <p><b>Or</b></p> <p><b>AO8.2</b> Where water reticulation is not connected to the development site, and therefore is not of a standard stated in AO8.1, the infrastructure is extended and/or upgraded to provide the necessary connections and a monetary contribution-in-lieu is paid in accordance with Council’s Infrastructure changes resolution.</p>
<p><b>PO9</b> Development outside the Towns of Biloela and Moura, and the Villages of Banana, Baralaba, Thangool and Theodore, have a demonstrated water supply sufficient for the proposed use including emergency purposes.</p>	<p><b>AO9.1(RAD)</b> A dwelling located outside the Towns of Biloela and Moura, and the Villages of Banana, Baralaba, Goovigen, Thangool, Theodore and Wowan, is to have a water supply storage tank (with minimum 47 000 litre capacity) for domestic use.</p>

<b>TABLE 6.7.1 DEVELOPMENT STANDARDS</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 2.1 (RAD)
<b><i>Sewer System/Effluent Disposal</i></b>	
<p><b>PO10</b> A reticulated sewerage system is provided to the Towns of Biloela and Moura, and the Village of Theodore that is of sufficient capacity to meet the demands imposed upon it by both consumers and emergency purposes. Where the development is on land the subject of the Valleyview Infrastructure Agreement, the terms of that agreement relating to the provision of water sewerage, are met.</p>	<p><b>AO10.1(RAD)</b> Sewer reticulation is available to the development site, in all circumstances stated in Part6Division 7: Schedule A – Development Standards According to Zoning. <b>Or</b> <b>AO10.2</b> Where sewer reticulation is not connect to the development site, and therefore is not of a standard stated in AO10.1, the infrastructure is upgraded to provide the necessary connections and a monetary contribution-in-lieu is paid in accordance with Council’s Infrastructure changes resolution.</p>
<p><b>PO11</b> Development outside the Towns of Biloela and Moura, and the Village of Theodore, have a demonstrated on-site effluent disposal system, which is fit for purpose for the development without significant negative impacts upon ground water quality.</p>	<p><b>AO11.1(RAD)</b> Development outside the Towns of Biloela and Moura, and the Village of Theodore which are incapable of being connected to the reticulated sewerage system, are of sufficient size and contain land suitable for on-site treatment and disposal methods that meet: (1) the Department of Housing and Public Works – Queensland Plumbing and Waste water code 2013 or any subsequent update of that Code; and (2) AS1547:2012 <i>On-site Domestic Wastewater Management</i>.</p>
<b><i>Stormwater Drainage</i></b>	
<p><b>PO12</b> Stormwater drainage is designed and constructed to provide adequate capacity for existing and anticipated development at predicted design flows and velocity.</p>	<p><b>AO12.1</b> Stormwater drainage, including inter-allotment drainage is in accordance with the CMDG.</p>
<p><b>PO13</b> On-site and off-site erosion and sedimentation is minimised, whether drainage is via formed drainage systems or runoff from the site.</p>	<p><b>AO13.1(RAD)</b> Erosion and Sediment control measures are designed and constructed in accordance with the CMDG.</p>
<b><i>Power</i></b>	
<p><b>PO14</b> Provision for the supply of power is made for all new uses and habitable buildings.</p>	<p><b>AO14.1(RAD)</b> All new uses and habitable buildings, and additional lots created, are provided with connection to the electricity supply in accordance with the CMDG. <b>AO14.2(RAD)</b> The reprovision of underground electricity services is provided for new buildings and additional lots created in the Town and Village Zones in accordance with the CMDG.</p>
<b><i>Footpaths and Cycleways</i></b>	
<p><b>PO15</b> Footpaths and cycleways are designed to: (1) accommodate existing and anticipated traffic types and volumes; (2) provide a safe, stable surface for intended users; (3) be conveniently ,safely and cost effectively maintained; and</p>	<p><b>AO15.1(RAD)</b> Footpaths and cycleways are provided for the full length of all road frontages to the development site, in all circumstances and to construction specifications stated in Part 6 Division 7: Schedule A – Development Standards According to Zoning.</p>

<b>TABLE 6.7.1 DEVELOPMENT STANDARDS</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 2.1 (RAD)
(4) be of a width and longitudinal gradient to provide kerb ramps and sight distances able to cater for the level of use by pedestrians, cyclists and other user groups.	<b>P15.2</b> For development in Biloela, which adjoins land or road reserve shown as “Proposed Bikeways and Pathways” Section 5.0 of <i>Biloela Linkages Project – Taking a Closer Look at Bikeways and Pathways in Biloela</i> , a footpath/ cycleway is provided in a manner and location which makes it possible to connect to, either immediately or at a future date, with other planned pathways. Note; The configuration of lots, and in particular the location of any land dedicated as park, accommodates the provision of footpaths/cycleways as referred to in AO15.2 .
<b>Street Trees</b>	
<b>PO16</b> Street trees which exist in the Town Zone and Village Zone, are retained, except where a street tree(s): (1) poses a threat to the safety of pedestrians; (2) is of a size that unreasonably restricts the development expectations of land in the relevant Zone; or (3) is a noxious weed.	<b>AO16.1</b> All existing street trees, in the Town Zone and Village Zone with the following features are retained: (1) a trunk girth greater than 500mm(measured 1m from the ground); or (2) are over 2m in height; or (3) where providing a shade canopy greater than 3m in diameter when measured at midday on December 22.
<b>Landscaping</b>	
<b>PO17</b> Development is landscaped in a manner which: (1) enhances the appearance of the development internally as well as positively contributing to the streetscape; (2) screens the view of unsightly buildings, structures, open space storage areas from public places, residences and other sensitive development; (3) integrates existing vegetation and other natural features of the site into the development; (4) contributes to a comfortable living environment by providing shade to reduce glare and heat absorption and re-radiation from buildings, car parking areas, and other hard surfaces; (5) ensures private outdoor recreation spaces, which are also useable; (6) provides for shade and the softening of hard landscaped or paved areas, particularly car parking areas; (7) does not adversely affect vehicular sightlines and road safety; and (8) does not create unsafe pedestrian environments due to inappropriate screening of public places. (9) does not adversely impact(generating a potential safety hazard) on utility works with all utility lines being protected from encroachment by vegetation ; (10) provides for access to public utility infrastructure for maintenance and repair.	<b>AO17.2(RAD)</b> Landscaping to be designed and constructed in accordance with the CMDG.

<b>TABLE 6.7.1 DEVELOPMENT STANDARDS</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 2.1 (RAD)
<b>Retaining Walls and Fences</b>	
<b>PO18</b> Retaining walls and fences do not affect traffic or pedestrian safety, and are not overbearing or unsightly in general appearance.	<b>AO18.1(RAD)</b> The combined height of any retaining wall and fence does not exceed 2.0m. <b>AO18.2(RAD)</b> For any corner lot bounded by 2 or more road frontages which form an intersection, fence height is limited to a maximum of 1m for any fence along any road frontage boundary within 6m of the point of intersection, to ensure vehicle sight lines are not obscured.
<b>Street Lighting and Street Signs (applicable only to development applications for Reconfiguration of a Lot)</b>	
<b>PO19</b> Street lighting and street signs are designed and constructed to: <ol style="list-style-type: none"> <li>(1) comply with Australian best practice standards, methodology and design;</li> <li>(2) provide adequate street lighting commensurate with the surrounding uses and public safety needs; and provide adequate identification of street names.</li> </ol>	<b>AO19.1</b> All street lighting shall be in accordance with the CMDG. <b>AO19.2</b> Street signs are provided for all new roads in accordance with the CMDG. <b>AO19.3</b> Street names will be allocated from Council's Street List. Note: Alternative names maybe proposed for Council's consideration.
<b>• Telecommunications</b>	
<b>PO20</b> Provision for telecommunications network services is made for all new users and habitable buildings and to the contemporary standards of the service provider.	No acceptable outcomes are specified.

**Division 7: Schedule A – Development Standards According to Zoning.**

ZONE	ROADS			OFF STREET CAR PARKING		WATER RETICULATION	SEWER RETICULATION	PATHS - CYCLEWAYS	
	Widths	Kerb & Channel	Seal	Seal	Sizes				
<b>RURAL</b>	Refer to CMDG	No	Refer to CMDG	No	Refer AS 2890.1 for full details	No	No	No	
- Historically Subdivided Area		No	No	No		No	No	No	No
- Balance of Rural Zone land		No	Refer to CMDG	No		No	No	No	No
<b>OPEN SPACE</b>		No	No	No		No	No	No	No
<b>TOWN</b>		--	--	--		--	--	--	--
- Commercial		Yes	Yes	Yes		Yes	Yes	Yes	Yes
- Residential		Yes	Yes	Yes		Yes	Yes	Yes	Yes
- Residential Accommodation		Yes	Yes	Yes		Yes	Yes	Yes	Yes
- Industrial		Yes	Yes	Yes		Yes	Yes	Yes	Yes
- Tourism		Yes	Yes	Yes		Yes	Yes	Yes	Yes
- Highway							Yes	Yes	
- Community		Yes	Yes	Yes		Yes	Yes	Yes	Yes
- Recreation		Yes	Yes	Yes		Yes	Yes	Yes	Yes
Rural Residential		Yes <sup>1</sup>	Yes	Yes		Yes	Yes	No	Yes
<b>VILLAGE</b>	-	-	-	-	-	-	-		
- Central Business Area	Yes <sup>1</sup>	Yes	Yes	Yes	Yes, except for Dululu and Jambin	No, except Theodore	Yes		
-Industrial Area	Yes <sup>1</sup>	Yes	Yes	Yes	Yes	No	Yes		
-Rural Residential Area	Yes <sup>1</sup>	Yes	Yes	Yes	Yes	No	Refer to CMDG		
- Balance of Zone	Yes <sup>1</sup>	Yes	No	No	Yes	No	No		
<b>SPECIAL INDUSTRIAL</b>	--	--	--	--	--	--	--		
- Callide Energy Park	Yes <sup>1</sup>	Yes	Yes	Yes	Yes	No	No		
- Biloela Abattoir Area	Yes <sup>1</sup>	Yes	Yes	Yes	Yes	No	No		
- Moura Cotton Gin Area	Yes <sup>1</sup>	Yes	Yes	Yes	Yes	No	No		

Note Villages – Water – if reticulation available

<sup>1</sup>Maybe relaxed on application subject to supporting engineering report

**Division 7: Schedule B—Parking Provision**

For the purposes of interpreting this Schedule:

- (1) All car parking requirements specified are the minimum requirements, and do not preclude the provision of additional on-site parking.
- (2) Where the calculated car parking requirement results in a fraction, fractions are to be rounded up to the next whole number if they are equal to or more than 0.5 and rounded down if they are less than 0.5.
- (3) Car parking requirements specified on the basis of total use area are for each quantity specified and each part thereof. Eg. A car parking requirement rate of 1 space per 15m<sup>2</sup> for a total use area of 35m<sup>2</sup>, would equate to 3 spaces.
- (4) “No specified rate” means the required number of parking spaces and facilities for service vehicles will be based upon the circumstances of the specific proposal and assessed against the Performance Outcomes, information provided with the application and any Traffic and Parking Impact Report.
- (5) “None” means that there are no requirements under the Planning Scheme to provide car parking.

<b>Use</b>	<b>Required Number of Parking Spaces and Facilities for Service Vehicles</b>
<b>Rural Use Class</b>	
Agriculture	None
Animal husbandry	None
Intensive animal husbandry	None
Kennels and catteries	No specified rate-(see point 4 above)
Roadside stall	Where total use area is less than 50m <sup>2</sup> – None; or Where total use area is 50m <sup>2</sup> or more – 1 space per 40m <sup>2</sup> of total use area.
Stock saleyard	No specified rate (see point 4 above)
All other uses in the Rural Use Class	No specified rate (see point 4 above)
<b>Residential Use Class</b>	
Accommodation building	(1) 1 space per accommodation unit; or (2) For hostels or dormitory accommodation: 1 space per 4 beds with at least 50% of the required spaces, plus the provision of 1 bus bay and manoeuvring of buses for more than 30 rooms; or (3) For Motels: 1 space per accommodation unit plus 1 space, plus provision for 1 bus bay and manoeuvring of buses for motels with more than 30 rooms.
Caretaker's residence	1 space
Dual Occupancy	1 space per dwelling unit
Home based business	No Specific rate. Whilst 2 spaces (in addition to the parking provided for the house) will be the preferred rate, the actual requirement will be determined in line with the nature and scale of the business.
Home host accommodation	No specified rate (see point 4 above)
House	2 spaces; may be provided in tandem
Multiple dwelling	1.25 spaces per dwelling unit
Retirement village	No specified rate (see point 4 above)
Worker's Accommodation	No specified rate (see point 4 above)
All other uses in the Residential Use Class	No specified rate (see point 4 above)
<b>Commercial Use Class</b>	
Caravan park / Workers Accommodation	1.1 spaces per dwelling unit site, and for cabins :1 space per cabin, plus 1 space per 10 cabins.
Commercial premises	1 space per 30m <sup>2</sup> of gross floor area (GFA)
Food premises	1 space per 15m <sup>2</sup> of total use area
Hotel	1 space per 20m <sup>2</sup> of total use area
Indoor entertainment	No specified rate (see point 4 above)
Motor sport facility	3 spaces per 100m <sup>2</sup> of total use area

<b>Use</b>	<b>Required Number of Parking Spaces and Facilities for Service Vehicles</b>
Off street car park	None
Outdoor entertainment	1 space per 100m <sup>2</sup> of total use area
Plant nursery	1 space per 100m <sup>2</sup> of total use area;
Retail/commercial complex	The sum of the car parking requirements for each of the individual shops and other commercial premises.
Service station	3 spaces, or 5 spaces where ancillary shop under 100m <sup>2</sup> is provided. If a vehicle workshop is provided, plus 4 spaces per service bay
Shop	1 space per 20m <sup>2</sup> of total use area
Showroom	1 space per 50m <sup>2</sup> of total use area
Vehicle showroom	1 space per 100m <sup>2</sup> of total use area
All other uses in the Commercial Use Class	No specified rate (see point 4 above)
<b>Industrial Use Class</b>	
Landscape supplies	1 space per 100m <sup>2</sup> of use area open to the public.
Low impact industry	Motor vehicle workshop - 1 space per 50m <sup>2</sup> used for the repair of motor vehicles; or for other Low Impact Industry uses 1 space per 2.5 employees; or 1 space per 100m <sup>2</sup> of total use area whichever is the greater, plus loading and manoeuvring as follows: (1) Site area less than 1000m <sup>2</sup> – no requirement; (2) Site area 1000-1999m <sup>2</sup> – Loading bay(single unit truck 12m x 3.6m) (3) Site area 2000m <sup>2</sup> – 3999m <sup>2</sup> – Loading bay (semi trailer 15m x 3.6m); or (4) Site area 4000m <sup>2</sup> or more – Loading bay (semi trailer 15m x 3.6m) and on-site manoeuvring for semi-trailers.
Medium impact industry	1 space per 2.5 employees; or 1 space per 100m <sup>2</sup> of total use area whichever is the greater, plus loading and manoeuvring as follows: (1) Site area less than 1000m <sup>2</sup> – no requirement; (2) Site area 1000-1999m <sup>2</sup> – Loading bay(single unit truck 12m x 3.6m) (3) Site area 2000m <sup>2</sup> – 3999m <sup>2</sup> – Loading bay (semi trailer 15m x 3.6m); or (4) Site area 4000m <sup>2</sup> or more – Loading bay (semi trailer 15m x 3.6m) and on-site manoeuvring for semi-trailers.
High impact industry	1 space per 2.5 employees; or 1 space per 100m <sup>2</sup> of total use area whichever is the greater, plus loading and manoeuvring as follows: (1) Site area less than 1000m <sup>2</sup> – no requirement; (2) Site area 1000-1999m <sup>2</sup> – Loading bay(single unit truck 12m x 3.6m) (3) Site area 2000m <sup>2</sup> – 3999m <sup>2</sup> – Loading bay (semi trailer 15m x 3.6m); or (4) Site area 4000m <sup>2</sup> or more – Loading bay (semi trailer 15m x 3.6m) and on-site manoeuvring for semi-trailers.
Vehicle depot	None
Warehouse	1 space per 200m <sup>2</sup> of total use area
All other uses in the Industrial Use Class	No specified rate (see point 4 above)
<b>Community Use Class</b>	
Community purposes	For Categories 1, 2, 3 & 7 – No Specified rate (see point 4 above). For Category 4 uses - 1 space per 10 persons capable of being seated. For Category 5 – 1 space per 2 employees, plus 3 spaces for every space required for employees which may be provided in tandem to allow for the setting down and picking up of children. For other Category 5 uses - No Specified rate (see point 4 above). For Category 6 uses – 1 space per employee, plus 1 space per 10 students of driving age, plus a paved setdown area for buses.
Open space	None
Public facility – operational	None



<b>Use</b>	<b>Required Number of Parking Spaces and Facilities for Service Vehicles</b>
Public facility – other	<p>For Hospitals – 1 space per 4 beds, plus 1 space per 2 employees (except where accommodation for employees with associated parking spaces are provided on the site), plus 1 space per staff doctor; plus an ambulance pick-up/set-down area</p> <p>For Nursing homes – 1 space per 2 employees based upon the maximum number of employees engaged at any one time, plus 1 space per 5 beds or occupants of the premises; plus an ambulance pick-up/set-down area</p> <p>For other Public facility – other uses - No specified rate</p>

**Division 7: Schedule C—Traffic and Parking Impact Report Requirements**

A Traffic and Parking Impact Report is required to be prepared for the assessment of development applications for:

- (1) Freight Terminal or Extractive Industry uses ;
- (2) uses which generate the need for more than 50 permanent parking spaces;
- (3) uses where the proposed amount of car parking and facilities for service vehicles is less than that specified in Division 8: Schedule B – Parking Provision; or
- (4) uses which have no specified parking rate in Division 8: Schedule B – Parking Provision.

A Traffic and Parking Impact Report is to address those of the following issues that are relevant to the proposed development:

- (1) A review of the existing and proposed on site car parking, and the existing and proposed road network and road operation conditions;
- (2) The amount of traffic likely to be generated by the development including:
- (3) the number of employees,
- (4) customer frequency and numbers;
- (5) hours of operation; and
- (6) any possibilities of shared parking in off peak hours.
- (7) The likely impact of the development on the movement of traffic on the road system. This includes the impact of generated traffic on:
  - (a) Nearby intersections;
  - (b) Local roads in the neighbourhood of the development;
  - (c) Existing nearby major traffic generating development; and
  - (d) The major road network.
- (8) The likely impact of the traffic generated by the development on the road pavement, crossings, bridges and other surface and underground infrastructure;
- (9) Existing public parking supply and demand in the vicinity of the proposed development;
- (10) The level of provision for parking in the development based on land use and any alternative modes of transport available;
- (11) Measures provided to encourage and cater for alternative modes of transport including walking, cycling and public transport;
- (12) The means of providing safe, and appropriately designed and located access to and from the site;
- (13) The adequacy of provision for the loading, unloading, manoeuvring, standing and parking of vehicles on the site;
- (14) Any comments made by the Department of Main Roads and Queensland Transport; and
- (15) The existing and likely future amenity of the surrounding area.

## Division 8—Development Design Code

### Editor's note : About the Development Design Code

- The Development Design Code regulates Operational Work, whether those works are associated with a Material Change or Use, or whether works are undertaken independently.
- The Development Design Code states how to undertake the works, including the works design, construction methods, construction materials and provision of infrastructure.
- Operational Works are categorised into the following:
  1. extracting gravel, rock, sand or soil from the place where it occurs naturally; or
  2. conducting a forest practice; or
  3. filling and excavating that materially affects premises or their use; or
  4. placing an advertising device on premises; or
  5. undertaking work (other than destroying or removing vegetation not on freehold land) in, on, over or under premises that materially affects premises or their use; or
  6. clearing vegetation on freehold land; or
  7. operations of any kind and all things constructed or installed that allow taking, or interfering with, water (other than using a water truck to pump water) under the *Water Act 2000*; but does not include building, drainage or plumbing work.
- Only those categories of Operational Works which Accepted development subject to requirements or Assessable development being either a Code assessment or Impact assessment appear in this Code. Some forms of Operational Works are Accepted development or Accepted development subject to requirements (see Table of Assessment in the relevant Zone/ Overlay) either because this form of development is purposely not regulated by the planning scheme, or because the Planning Regulation 2017 makes its Accepted development

### (1) Development Design Code

The provisions in this division comprise the Development Design Code. They are—

- (a) the Purpose and Overall Outcomes of the Development Design Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for Operational works – Table 6.8.1.

### (2) The Purpose of the Development Design Code

The purpose of the Development Design Code is to achieve the following overall outcomes:

- (a) Operational works are designed and constructed to:
  - (i) protect or adequately minimise potential adverse effects on the environment;
  - (ii) provide a level of public infrastructure service equivalent to Australian best practice standards;
  - (iii) optimise the life-cycle costs of public infrastructure;
  - (iv) enhance the environmental amenity and quality of life;
  - (v) ensure the function, efficiency and safety features of existing infrastructure are protected and improved.

**TABLE 6.8.1 DEVELOPMENT DESIGNS**

Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as, for example AO 1.1 (RAD)
<b>All Operational Work</b>	
<b>PO1</b> While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner and are not to cause unacceptable air emissions.	<b>AO1.1(RAD)</b> Any waste generated whilst undertaking works on the site is to be removed off site. <b>AO1.2</b> Development complies with the applicable requirements of: the <i>Environmental Protection (Air) Policy 2008</i> .
<b>PO2</b> While undertaking development works, the site and adjoining road are maintained free of obstacles to traffic, to maintain efficient traffic movements and safety.	<b>AO2.1</b> Operational road reserves are kept free of the storage, stock piling or loading of materials associated with the on-site works.

<b>TABLE 6.8.1 DEVELOPMENT DESIGNS</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as, for example AO 1.1 (RAD)
<b>Filling and excavating</b>	
<p><b>PO3</b> Filling and excavating is structurally stable and 'fit for purpose' and does not adversely affect the amenity and character of adjoining or surrounding land or place any additional risk on the condition and continuing operation of existing infrastructure</p>	<p><b>AO3.1 (RAD)</b> Development works where carrying out filling and excavating are to be in accordance with the CMDG.</p> <p><b>AO 3.2 (RAD)</b> A 'no worsening' of flood inundation or stormwater runoff occurs as a result of the filling or excavation activity on neighbouring properties including road reserves or other publicly controlled land..</p>
<p><b>PO4</b> During filling or excavation, on-site and off-site erosion and sedimentation is minimised, whether drainage is via formed drainage systems or runoff from the site.</p>	<p><b>AO4.1(RAD)</b> Site erosion and sedimentation measures are put in place to mitigate environmental impacts or other public or private asset damage in compliance with the CMDG.</p>
<p><b>PO5</b> Retaining walls and batters are designed, constructed and landscaped to:</p> <ol style="list-style-type: none"> <li>(1) minimise the height of retaining walls and batter faces;</li> <li>(2) minimise the visual impact on any public place or adjoining land; and</li> <li>(3) ensure the stability and longevity of the retaining walls and batters and the safety of people and properties.</li> </ol>	<p><b>AO5.1 (RAD)</b> Retaining walls and batters are designed, constructed and landscaped in accordance with the CMDG.</p>
<p><b>PO6</b> Excavation and filling does not result in the disturbance of contaminated material or the contamination of land unless properly managed to avoid Environmental Harm or risk to people.</p>	<p><b>AO6.1(RAD)</b> Development works where carrying out filling and excavating are to be in accordance with the CMDG.</p> <p><b>AO6.2(RAD)</b> Development does not result in any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.*</p> <p>Editor's Note – Environmental harm is defined under section 14 of the <i>Environmental Protection Act 1994</i> as:</p> <ol style="list-style-type: none"> <li>(1) Environmental harm is any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.</li> <li>(2) Environmental harm may be caused by an activity— (a) whether the harm is a direct or indirect result of the activity; or (b) whether the harm results from the activity alone or from the combined effects of the activity and other activities or factors.</li> </ol>
<b>Placing of Advertising Devices</b>	
<b>Location and Nature of Advertising Devices</b>	
<p><b>PO7</b> Advertising devices are located such that they do not cause a traffic safety hazard.</p>	<p><b>AO7.1(RAD)</b> Moving or variable message signs are not located:</p> <ol style="list-style-type: none"> <li>(1) within 50 metres of land developed or intended for residential purposes; or</li> <li>(2) adjacent to any road which has a traffic speed of more than 60km/hr.</li> </ol> <p><b>AO7.2(RAD)</b> Advertising devices are securely constructed and mounted or fastened to prevent accidental damage or injury to property or pedestrians.</p>

<b>TABLE 6.8.1 DEVELOPMENT DESIGNS</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as, for example AO 1.1 (RAD)
	<p><b>AO7.3(RAD)</b> Advertising devices are not located in a position:</p> <ol style="list-style-type: none"> <li>(1) so as to present a physical danger to pedestrians; or</li> <li>(2) that disrupts pedestrian movement along the footpath or from the road to the footpath; or</li> <li>(3) that distracts the attention of motorists or obscures the view of drivers and road users.</li> </ol> <p><b>AO7.4(RAD)</b> Advertising devices adjacent to a state controlled road complies with the Department of Transport and Main Roads “Guidelines to Management of Roadside Advertising”.</p> <p><b>AO7.5(RAD)</b> Advertising devices must not:</p> <ol style="list-style-type: none"> <li>(1) give instructions to traffic; or</li> <li>(2) imitate a traffic control device.</li> </ol> <p><b>AO7.6 (RAD)</b> Advertising devices are constructed from non-reflective materials that incorporate colours and finishes that complement and blend with the surrounding natural and built environment.</p>
<p><b>PO8</b> Advertising devices are installed of a size that:</p> <ol style="list-style-type: none"> <li>(1) positively contribute to the visual amenity of the surrounding area;</li> <li>(2) ensure equitable access to limited advertising space;</li> <li>(3) ensure the effects of any illumination are unobtrusive; and</li> <li>(4) enhance the existing streetscape.</li> </ol>	<p><b>AO8.1(RAD)</b> Advertising devices have no flashing lights.</p> <p><b>AO8.2(RAD)</b> Advertising devices which are illuminated are only located on land in the Town Zone (except for the Town-Recreation and Town – Residential Precincts), and Village Zone.</p> <p><b>AO8.3(RAD)</b> Advertising signage in road reserve or on land visible from roads where the speed limit is over 80km/hr is not located:</p> <ol style="list-style-type: none"> <li>(1) within 200m of an existing sign or the proposed location of any other approved advertisement facing the one direction of travel;</li> <li>(2) within 200m of any intersection; and</li> <li>(3) within 6m of the side boundary of any parcel of land upon which it is to be erected.</li> </ol> <p><b>AO8.4(RAD)</b> Advertising devices are defined and described as those in Part 6 Division 8: Schedule A – Types of Advertising Devices Consistent with the Code.</p>
<b>Roads</b>	
<b>Road Hierarchy</b>	
<p><b>PO9</b> The design and construction of roads provide for an optimum combination of safety, amenity, convenience and economy for residents, road users and the community generally.</p>	<p><b>AO9.1</b> Urban roads within the Town and Village Zones are designed and constructed in accordance with the CMDG.</p> <p><b>AO9.2</b> Rural roads are designed and constructed to a standard consistent with the CMDG.</p> <p><b>Or</b></p>

<b>TABLE 6.8.1 DEVELOPMENT DESIGNS</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as, for example AO 1.1 (RAD)
	<b>P9.3</b> All other roads are designed and constructed in accordance with the CMDG.
<b>PO10</b> Road/street lighting is to provide an illuminated environment, which is conducive to the safe and comfortable movement of vehicular and pedestrian traffic at night and discourages illegal acts.	<b>AO10.1</b> The lighting provided to all roads is in accordance with design and construction specification of the CMDG.
<b>PO11</b> Road pavement and surfacing materials, types, layer thicknesses and configurations ensure that the pavement performs to specification and requires minimal maintenance under the anticipated traffic loading for the design adopted.	<b>AO11.1</b> Pavements and surfacing materials are designed and constructed in accordance with the CMDG.
<b>Car Parking and Access</b>	
<b>Vehicular Access and Driveway Crossovers</b>	
<b>PO12</b> Vehicular access arrangements: (1) are designed for: (a) the capacity of the parking area, (b) the volume, frequency and type of vehicle usage; and (c) the function and configuration of the access road; (2) minimise any potentially adverse impacts on: (a) the safety and efficiency of the road; (b) the integrity of any infrastructure within the road reserve; and (c) the safety of access to adjacent properties; and (3) are designed and located such that there are no significant adverse impacts on the amenity of premises in the vicinity.	<b>AO12.1(RAD)</b> Vehicular access to Council controlled Rural roads is provided to the site in accordance with the CMDG. <b>AO12.2 (RAD)</b> The design and construction of property accesses are to be in accordance with the CMDG.
<b>Car Park Design</b>	
<b>PO13</b> Parking spaces and loading bays are: (1) usable by the occupants of, and visitors to, the site; (2) easily accessible from any buildings on the site; (3) located to encourage off-street parking; (4) located and designed to maintain or improve the character of the area; (5) of a standard similar to other parking and loading facilities in the surrounding area. (6) located such that a clear, safe and effective circulation system is provided; and (7) located such that sufficient queuing areas for vehicles entering or exiting the site are provided.	<b>AO13.1(RAD)</b> Vehicle parking and loading facilities are of a dimension consistent with: (1) <i>Australian Standard AS 2890.1 – 1993 Parking facilities – Part 1: Off Street Car Parking</i> ; and (2) <i>Australian Standard AS 2890.2 – 2003 Parking facilities – Part 2: Off Street commercial vehicle facilities.</i> <b>AO13.2(RAD)</b> Vehicle parking and loading facilities are designed and constructed in accordance with the requirements of <i>Australian Standard AS 2890.1 – Parking Facilities – Off Street Car Parking</i> <b>AO13.3(RAD)</b> Vehicle parking and loading facilities are line marked in accordance with DMR Manual of Uniform Traffic Control Devices QLD and landscaped in accordance with DMR standard specification 11.16 Landscape works.

<b>TABLE 6.8.1 DEVELOPMENT DESIGNS</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as, for example AO 1.1 (RAD)
	<p><b>AO13.4(RAD)</b> Where the parking area is open to the public at night, and for all parking areas in the Town Commercial Precinct, lighting is provided to ensure public safety, and is provided in accordance with <i>Australian Standard AS 1158.3.1- Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i>.</p> <p><b>AO13.5(RAD)</b> The design and provision of access driveways, manoeuvring areas and loading facilities for service vehicles is in accordance with <i>Australian Standard AS 2890.5 – 1993 parking facilities – Part 5 - On Street Parking</i>.</p> <p><b>AO13.6(RAD)</b> Service vehicles access the site in a safe manner as well as entering and exiting the site in a forward gear.</p>
<b>Water Supply</b>	
<p><b>PO14</b> A reticulated water supply system managed by Council is provided to the Town of Banana zone that is of sufficient capacity to meet the demands imposed upon it by both consumers and for emergency purposes.</p> <p>Within the Village Zones or where there is an alternative supply not managed by Council, then written proof is required of permission to connect to the system and evidence provided to Council's satisfaction that the system has sufficient capacity to meet the additional demands to be imposed upon it.</p> <p>Note: Council should be contacted to ascertain these external demands, point of connection to existing reticulation and operating parameters.</p>	<p><b>AO14.1</b> The design and construction of the water distribution network and pumping stations shall be in accordance the CMDG.</p> <p><b>AO14.2</b> Water reticulation takes into consideration all external demands that are presently acting on the system or are likely to do so in the future.</p>
<b>Sewerage System</b>	
<p><b>PO15</b> The sewerage system in the towns of Biloela and Moura and the village of Theodore efficiently transports sewage from domestic, commercial and industrial properties using gravity flow pipes and, where this is uneconomic, by pumping to the treatment plant; and in planning for such a system the following elements of the system are to addressed in the design and construction:</p> <ol style="list-style-type: none"> <li>(1) gravity sewers including junctions to property service drains;</li> <li>(2) access chambers and other structures</li> <li>(3) rising mains;</li> <li>(4) pumping stations.</li> </ol>	<p><b>AO15.1</b> The design of the sewerage system shall be in accordance with the CMDG.</p>
<b>Stormwater Drainage</b>	
<p><b>PO16</b> Stormwater drainage (including interallotment drainage) is designed and constructed to:</p>	<p><b>AO16.1</b> The design of stormwater drainage shall be in accordance with the CMDG.</p>






<b>TABLE 6.8.1 DEVELOPMENT DESIGNS</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as, for example AO 1.1 (RAD)
<p>(1) provide a design capacity able to accommodate existing and anticipated development and flows;</p> <p>(2) ensure that inundation of private and public buildings located in flood prone areas occurs only on rare occasions and that, in such events, surface flow routes convey floodwaters below the prescribed velocity/depth limits; .</p> <p>(3) provide convenience and safety for pedestrians and traffic in frequent stormwater flows by controlling those flows within prescribed limits;</p> <p>(4) maximise the retention of incident rainfall and runoff within each catchment consistent with the planned use and the characteristics of that catchment.</p>	<p><b>AO16.2</b> Development applications are to comply with the “Flood Level Plan for Determination of Floor Levels” for the Town of Banana in particular, Note: The floor height of buildings will be governed by this plan.</p> <p><b>AO16.3</b> Water Sensitive Urban Design Principles will be based on demonstrated best practice.</p> <p><b>AO16.4</b> Stormwater quality is to meet the requirements of <i>Environmental Protection (Water) Policy 2009</i>. Note: Water quality objectives and environmental values for Queensland waters are contained within Schedule 1 of the <i>Environmental Protection (Water) Policy 2009</i>. Water quality objectives are locally specific and vary between and within river catchments</p>
<p><b>PO17</b> Sub-surface drainage is provided to drain water from structures to ensure their satisfactory performance.</p>	<p><b>AO17.1(RAD)</b> The design of sub-surface drainage is to be in accordance with the CMDG.</p>
<p><b>PO18</b> On-site and off-site erosion and sedimentation is minimised, whether drainage is via formed drainage systems or runoff from the site.</p> <p>Where development involves works, sediment fences, earth berms and temporary drainage are provided and located to prevent sediment being transported to adjoining properties, roads and/or drainage systems.</p>	<p><b>AO18.1(RAD)</b> Erosion and sediment control measures are employed during works to prevent run-off in accordance with the Soil Erosion and Sediment Control Guidelines for Queensland, the Queensland Urban Drainage Manual (QUDM) and the CMDG.</p>
<b>Power</b>	
<p><b>PO19</b> Provision for the supply of power is made for all new uses and habitable buildings to satisfy a fit for purpose demand.</p>	<p><b>AO19.1(RAD)</b> All new uses and habitable buildings, and additional lots created, are provided with connection to the electricity supply in accordance with the power authority requirements (currently Ergon Energy).</p> <p><b>AO19.1(RAD)</b> The provision of underground electricity services is provided for new buildings and additional lots created in the Town Zone and Village Zone.</p>
<b>Telecommunications</b>	
<p><b>PO20</b> Provision for telecommunications is made for all new uses and habitable buildings to satisfy the national and state communications standards.</p>	<p><b>AO20.1(RAD)</b> All new uses and habitable buildings, and additional lots created, shall have available provision for a permanent telephone connection.</p> <p><b>AO20.2(RAD)</b> The Town of Banana be provided with contemporary service connection such as high speed broadband in accordance with CMDG and National Broadband Network(NBN) standards and specification.</p>
<p><b>PO21</b> Street signs are designed and constructed to:</p> <p>(1) comply with Australian best practice standards, methodology and design;</p> <p>(2) provide adequate identification of street names.</p>	<p><b>AO21.1(RAD)</b> Street signs are provided for all new roads in accordance with the CMDG.</p>

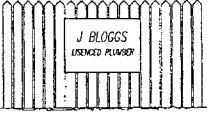
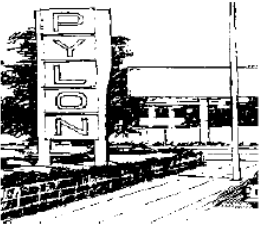
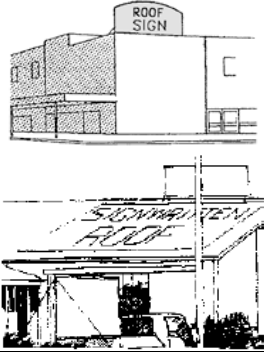
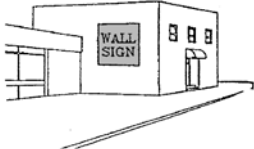


<b>TABLE 6.8.1 DEVELOPMENT DESIGNS</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as, for example AO 1.1 (RAD)
<b>Footpaths and Cycleways</b>	
<p><b>PO22</b> Footpaths and cycleways are designed and constructed in a manner which:</p> <ol style="list-style-type: none"> <li>(1) provides convenient pedestrian and cycle useage;</li> <li>(2) accommodates existing and anticipated traffic types and volumes;</li> <li>(3) provides a safe, stable surface for intended users;</li> <li>(4) is conveniently ,safely and cost effectively maintained;</li> <li>(5) is of a width and longitudinal gradient to provide kerb ramps and sight distances able to cater for the level of use by pedestrians, cyclists and other user groups.</li> </ol>	<p><b>AO22.1(RAD)</b> The design of footpaths and cycleways shall be in accordance with the CMDG.</p>
<b>Park Provision</b>	
<p><b>PO23</b> The areas provided for park in new developments has a size, configuration, topography, surface treatment and provision of recreation facilities conducive to its intended use.</p>	<p><b>AO23.1(RAD)</b> New parks are designed and constructed in accordance with the CMDG.</p> <p><b>AO23.2(RAD)</b> Where overland flow is designed within open space areas in the Town – Rural Residential Precinct, the inundated area of land during a Q5 rainfall event is not included in parkland contributions where the inundation land cannot be maintained as active recreation parkland.</p> <p><b>Or</b></p> <p><b>AO23.3 (RAD)</b> Where overland flow is designed for open space area in residential areas, the inundated area of land during a Q5 rainfall event is not included in parkland contributions where the inundation land cannot be maintained as active recreation parkland.</p>
<b>Street Tress</b>	
<p><b>PO24</b> Street trees positively contribute to the streetscape character in providing shade to pedestrians and to soften otherwise hard landscapes.</p>	<p><b>AO24.1 (RAD)</b> The provision of street trees is to be in accordance with the CMDG.</p>
<b>Landscaping</b>	
<p><b>PO25</b> Development is landscaped in a manner which:</p> <ol style="list-style-type: none"> <li>(1) enhances the appearance of the development internally as well as positively contributing to the streetscape;</li> <li>(2) screens the view of unsightly buildings, structures, open space storage areas from public places, residences and other sensitive development;</li> <li>(3) integrates existing vegetation and other natural features of the site into the development;</li> <li>(4) contributes to a comfortable living environment by providing shade to reduce glare and heat absorption and re-radiation from buildings, car parking areas, and other hard surfaces;</li> </ol>	<p><b>AO25.1(RAD)</b> Landscaping incorporates the use of tree, shrub and groundcover plantings from Part6 Division 8 Schedule F.</p> <p>Note: The suggested plant species are those listed in Part6 Division 8: Schedule F – Suitable Plant Species.</p> <p><b>AO25.2(RAD)</b> For any corner lot bounded by 2 or more road frontages which form an intersection, the area of the lot nearest that intersection has landscaping comprising trees, shrubs and other vegetation that have a maximum mature height of 1m, to ensure vehicle sight lines are not obscured.</p>

<b>TABLE 6.8.1 DEVELOPMENT DESIGNS</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as, for example AO 1.1 (RAD)
<p>(5) ensures private outdoor recreation spaces, which are also useable;</p> <p>(6) provides for shade and the softening of hard landscaped or paved areas, particularly car parking areas;</p> <p>(7) does not adversely affect vehicular sightlines and road safety; and</p> <p>(8) does not create unsafe pedestrian environments due to screening of public places.</p> <p>(9) does not adversely impact on utility works, with all utility lines being protected from encroachment from vegetation, landscaping or other buffer and screen plantings.</p> <p>Note: Assessable development applications for landscaping:</p> <p>(1) are accompanied by a Landscaping Plan, prepared in accordance with Division 8: Schedule S – Landscaping Plans;</p> <p>(2) incorporate in the Landscaping Plan the use of plant species as listed in Division 8: Schedule T – Suitable Plant Species; and</p> <p>(3) demonstrate compliance with PO24.</p>	<p><b>AO25.3(RAD)</b> Landscaping near electric lines is to be designed and carried out so that any vegetation at maturity or landscaping structures will not exceed 4.0m in height on land:</p> <p>(1) in an electric line shadow; or</p> <p>(2) within 5.0 metres of an electric line shadow; or</p> <p>(3) within 5.0 metres of a substation boundary.</p> <p><b>AO25.4</b> Vegetation is planted in a position that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum height at maturity of the vegetation.</p> <p><b>AO25.5</b> On land adjoining an electricity substation boundary, the vegetation foliage at maturity will not be within 3.0metres of the substation boundary;</p> <p><b>Or</b></p> <p><b>AO25.6</b> Where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p> <p><b>AO25.7</b> Access for personnel and vehicular access is to be made available to electricity works in particular to substations, poles, stays and towers.</p> <p>Note: For assessable development applications for landscaping:</p> <p>(1) are accompanied by a Landscaping Plan, prepared in accordance with Part6 Division 8: Schedule E – Landscaping Plans;</p> <p>(2) incorporate in the Landscaping Plan the use of plant species as listed in Part6 Division 8: Schedule F – Suitable Plant Species.</p>
<p><b>PO26</b> Landscaping is provided in a manner that is sustainable in the prevailing local climatic conditions.</p>	<p><b>AO26.1</b> Landscaping incorporates the use of at least 60% of suitable species in Part 6 Division 8: Schedule S– Suitable Plant Species for the Callide and Dawson Valleys.</p>
<b>Fences</b>	
<p><b>PO27</b> Retaining walls and fences do not affect traffic or pedestrian safety, and are not overbearing or unsightly in appearance.</p>	<p><b>AO27.1</b> The combined height of any retaining wall and fence does not exceed 2.0m</p> <p><b>AO27.2</b> For any corner lot bounded by 2 or more road frontages which form an intersection, fence height is limited to a maximum of 1m for any fence along any road frontage boundary within 6m of the point of intersection, to ensure vehicle sight lines are not obscured.</p> <p><b>AO27.3</b> Compliance with the requirements for privacy and safety under the Part 6 Division 2-Accommodation Buildings Code.</p>

**Division 8: Schedule A— Types of Advertising Devices Consistent with the Code**

Type of Sign	Acceptable dimensions/characteristics
<p><b>Above Awning Sign:</b> means a sign attached to and supported above an awning.</p> 	<p><b>Above Awning Sign</b></p> <ol style="list-style-type: none"> <li>(1) maximum depth of 0.5m; and</li> <li>(2) maximum width of 0.3m; and</li> <li>(3) no projection beyond the width of the awning or greater than 2.4m in length, whichever is the shorter; and</li> <li>(4) minimum setback from the face of the awning fascia of 0.3m; and</li> <li>(5) not closer than 0.4m from any other above awning sign or horizontal projecting wall sign; and</li> <li>(6) attached to the side returns of the awning fascia; and</li> <li>(7) no more than 1 sign per two tenancies.</li> </ol>
<p><b>Awning Fascia Sign:</b> means a sign attached to the fascia of an awning.</p> 	<p><b>Awning Fascia Sign</b></p> <ol style="list-style-type: none"> <li>(1) no projection above or below the fascia of the awning; and</li> <li>(2) no projection within 0.45m of the vertical projection of the kerb; and</li> <li>(3) minimum ground clearance of 2.4m; and</li> <li>(4) no more than 1 sign per tenancy.</li> </ol>
<p><b>Below Awning Sign:</b> means a sign attached to and supported below the awning.</p> 	<p><b>Below Awning Sign</b></p> <ol style="list-style-type: none"> <li>(1) maximum depth of 0.5m;</li> <li>(2) maximum width of 0.3m;</li> <li>(3) no projection beyond the width of the awning or greater than 2.5m in length, whichever is the shorter;</li> <li>(4) no projection within 0.45m of the vertical projection of the kerb;</li> <li>(5) not closer than 2.5m to any other below awning sign;</li> <li>(6) minimum ground clearance of 2.4m; and</li> <li>(7) nothing suspended from it; and</li> <li>(8) no more than 1 sign per tenancy.</li> </ol>
<p><b>Hamper Sign:</b> any advertising sign located above the door head or its equivalent height and below that awning level or verandah of a building. It may be painted or otherwise affixed upon the building</p>  <p>face.</p>	<p><b>Hamper Sign</b></p> <ol style="list-style-type: none"> <li>(1) no projection above or below the fascia of the building;</li> <li>(2) not greater than two-thirds the depth of the fascia, or 0.95m, whichever is the lesser; and</li> <li>(3) no projection more than 0.2m from the vertical face of the fascia; and</li> <li>(4) no more than 1 sign per tenancy.</li> </ol>
<p><b>Business Plate:</b> means a sign identifying a business operating in premises, such as medical practitioners and professionals</p>  <p>Business Name Plate Sign</p>	<p><b>Business Plate</b></p> <ol style="list-style-type: none"> <li>(1) maximum content is the name, business, qualifications, and phone number; and</li> <li>(2) no more than one sign per tenancy.</li> </ol>

Type of Sign	Acceptable dimensions/characteristics
<p><b>Home Based Business Sign:</b> means a sign identifying a business which is operated as a Home Based Business (Classes 1 – 3)</p> 	<p><b>Home Based Business Sign</b></p> <ol style="list-style-type: none"> <li>(1) only one sign per lot;</li> <li>(2) this is the only sign on the lot;</li> <li>(3) maximum content is the name, business, qualifications, and phone number; and</li> <li>(4) maximum area of 0.6m<sup>2</sup>.</li> </ol>
<p><b>Pole or Pylon Sign:</b> means a sign erected on a single pole or pylon independent of any building or other structure.</p> 	<p><b>Pole or Pylon Sign</b></p> <ol style="list-style-type: none"> <li>(1) maximum height of 6m;</li> <li>(2) minimum ground clearance of 2.7m;</li> <li>(3) maximum area of 6.0m<sup>2</sup> for each face;</li> <li>(4) maximum length of 2.5m;</li> <li>(5) maximum width of 0.3m; and</li> <li>(6) no movement or rotation; and</li> <li>(7) no more than one sign per two tenancies.</li> </ol>
<p><b>Roof Sign:</b> means a sign erected on a roof or parapet of a building.</p> 	<p><b>Roof Sign</b></p> <ol style="list-style-type: none"> <li>(1) maximum length of 3m;</li> <li>(2) maximum depth of 0.9m;</li> <li>(3) maximum width of 0.3m;</li> <li>(4) maximum height above ground level of 6.3m; and</li> <li>(5) no projection beyond the walls or highest point of the roof;</li> <li>(6) may be provided by painting advertising material onto the roof inclination rather than a fixed structure; and</li> <li>(7) no more than one sign per two tenancies.</li> </ol>
<p><b>Projecting Wall Sign:</b> means a sign attached to and projecting from the street façade of a building with the greater dimension being the projecting vertical distance. <b>Error! Objects cannot be created from editing field codes.</b></p>	<p><b>Projecting Wall Sign</b></p> <ol style="list-style-type: none"> <li>(1) maximum projection of 1.2m;</li> <li>(2) maximum depth of 2.4m;</li> <li>(3) minimum ground clearance of 3.6m;</li> <li>(4) no projection above the eaves or the parapet of the façade;</li> <li>(5) maximum width of 0.3m;</li> <li>(6) minimum distance to side boundaries of 1.5m;</li> <li>(7) minimum 0.6m above any awning roof measured from the bottom of the awning; and</li> <li>(8) no movement or rotation; and</li> <li>(9) no more than one sign per two tenancies.</li> </ol>
<p><b>Wall Sign</b> means a sign attached to, projected onto or painted on the wall of a building.</p> 	<p><b>Wall Sign</b></p> <ol style="list-style-type: none"> <li>(1) no more than two signs on any wall;</li> <li>(2) no projection beyond the walls; and</li> <li>(3) total maximum area of 12m<sup>2</sup> for all wall signs or 25% of the area of the wall, whichever is the lesser.</li> </ol>



**Division 8: Schedule B – Urban Roadway Characteristics**

Roadway Classification	No. of Dwellings	Traffic Generation	Reserve Width	Carriageway Width <sup>3</sup>	Min Verge Width	Max. Grade (Desirable)%	Max. Design Speed kph	Pathways
<b>Access Place</b>	0-25	0-250 vpd	18	8.0m <sup>1</sup>	4m <sup>4</sup>	(12) 16 <sup>5</sup>	30	2x1.20m
<b>Access Street</b>	25-50	250 - 500 vpd	18	10.0m <sup>1</sup>	4m <sup>4</sup>	(12) 16 <sup>5</sup>	40	2x2.0m
<b>Minor Collector Street</b>	50-150	500 - 1500 vpd	20	10.0m <sup>2</sup>	4m	(8) 10	50	2x2.0m
<b>Major Collector Street</b>	150-300	1500 -3000 vpd	20	12.0m	4m	(8) 10	60	2x2.0m
<b>Trunk Collector Street</b>	>300	>3000 vpd	30	2 X 6.5m carriageway + 5.0m centre median	4.5	(6) 8	60/80	2x2.0m
<b>Sub-Arterial Arterial</b>	Specific data for these categories shall be provided by the Consulting Engineer for individual application and generated traffic volumes shall be in accordance with a traffic management report.						60+	2x2.0m
<b>Rural Road</b>	Refer Division 8: Schedule C for details of Rural Road Elements							
<b>Industrial Access</b>	<8ha	-	25	13m	4m	(6) 10	60	2x2.0m
<b>Industrial Collector</b>	<30ha	-	30	2 x 6.5m carriageways + 5m median	4m	(6) 8	60	2x2.0m

**Notes:**

Carriageway (and reserve) widening shall be provided on bends in accordance with Queensland Streets.

Widening of carriageway to 10m shall be required on all bus routes.

Carriageway widths are measured from the invert of kerb and channel on one side of the carriageway to the invert of the kerb and channel on the opposite side of the carriageway. Carriageway width will be determined by the higher order of Roadway Classification or Traffic Generation, whichever is the greater.

Offset centrelines are an alternative with an absolute minimum verge width of 3.0m one side where design speeds permit.

The absolute maximum grade shall be 20% for a maximum length of 60m. The maximum length of grades less than 20% but not less than 16% shall be 60m plus 25m for each 1% the grade is less than 20%. The maximum length of any grade greater than 16% shall be 160m.

Cycleways to be provided within verge.

Note: Examples of the above details are as shown in Standard Drawings as available

**Division 8: Schedule C – Basic Design Requirements for Rural Roads.**

Traffic Volume or Road Class	<150VPD	150-500	500 - 3000	>3000
Road Reserve (flat terrain <5%)	20m	20m	25m	As per Division 8: Schedule B Sub-Arterial
Road Reserve (Undulating/Hilly >5%)	25m	25m	30m	
Formation	8m	8m	10m	
Pavement Width	8m	8m	10m	
Seal Width *	7m	7m	8m	
Shoulders	Incl. 0.25m sealed on each side	Incl. 0.25m sealed on each side	Incl. 0.5m sealed on each side	
Desirable Speed Environment	100kph	100kph	100kph	
Design Speed for Individual Elements (Minimum)	80kph	80kph	80kph	

\* Widening on curves will be required.

**Division 8: Schedule D—Stormwater Drainage Recurrence Intervals****Average Recurrence Intervals for Design**

<b>(i) Major System Design ARI (years)</b>		100
<b>(ii) Minor System Design ARI (years)</b>		
<b>Development Category</b>		
Central Business and Commercial		10
Industrial		5
Urban Residential High Density -greater than 20 dwelling units/ha		5
Urban Residential Low Density -greater than 5 & up to 20 dwelling units/ha		5
Rural Residential – 2 to 5 dwelling units/ha		2
Recreation Precinct – Parks, etc		1
Major Roads (Minor Collector and above)	Kerb & Channel Flow	10*
	Cross Drainage (Culverts)	50**
Minor Roads (Access Streets and Access Places)	Kerb & Channel Flow	Refer to relevant development category
	Cross Drainage (Culverts)	10**
Notes:		
* The design ARI for the minor drainage system in a major road shall be that indicated for the major road, not that for the Development Category of the adjacent area.		
** Culverts under roads should be designed to accept the full flow for the minor system ARI shown. In addition the designer must ensure that the 100 year ARI backwater does not enter properties upstream. If upstream properties are at a relatively low elevation it may be necessary to install culverts of capacity greater than that for the minor system ARI design storm to ensure flooding of upstream properties does not occur. In addition the downstream face of the causeway embankment may need protection where overtopping is likely to occur.		
*** The terms used in this table are described in the Glossary and/or Table 5.06.2 of QUDM September 1992.		



**Division 8: Schedule E—Landscaping Plans**

Landscaping Plans submitted in support of a development application should:

- (1) Contain the following information:
  - (a) The location of all existing trees on the site and street frontage/s, and indication of trees to be removed;
  - (b) The location of any natural features on the site e.g. Watercourses, rock formations, gullies;
  - (c) Indicate the function of planting areas e.g. Screen planting, enhancement, feature trees;
  - (d) Indicate by way of a list of plantings, the species proposed to be used;
  - (e) Indicate the location of plantings;
  - (f) Show the general surface treatment of landscaped areas e.g. turf, paving, mulched gardens;
  - (g) Show the location and type of fencing proposed to be used to the frontage and boundaries of the site eg. 2m mesh security fence, 1.8m timber batten fence;
  - (h) Show the existing and proposed finished ground levels where any retaining wall, or any filling and excavating over 1m is proposed; and
- (2) Be scaled or dimensioned plans which are sufficient to show the details stated in 1 above.

**Division 8: Schedule F—Suitable Plant Species****LEGEND:**

Drought resistance - V - very resistant  
 R - resistant  
 M - moderately resistant  
 T - tender when young  
 S - susceptible at all ages.

Frost resistance V - very resistant  
 R - resistant  
 M - moderately resistant  
 T - tender when young  
 S - susceptible at all ages.

Height in metres

Moist soils \* Areas suitable where soil moisture is retained for short periods, after rain. In gullies, depressions, low land etc.

Clay heavy soils \* Suitable

Sandstone or rocky subsoils \* Suitable

Origin N - Australian Native  
 E - Exotic

It is recommended that proponents reference “Native Plants for the Fitzroy Basin 2003”

Common Name	Botanical Name	Drought resistance	Frost resistance	Height	Moist soils	Clay - heavy soils Other Hydrological Models	Sandstone rocky subsoil	Origin	Good screen, windbreak or hedge - comments
Mount Morgan Wattle Qld Silver Wattle	Acacia Podalyriifolia	M	T	4		*	*	N	* Windbreak
Crowded leaved Wattle	Acacia Conferta	R	R	3	*			N	* Hedge
Brisbane Wattle	Acacia Fimbriata	M	M	5		*	*	N	* Windbreak
Lilly Pilly	Acmena Smithii	S	S	18	*			N	* Windbreak
Broad leaved Bottle Tree	Brachychiton Australis	V	M	12		*	*	N	Deciduous - Slow growing
Red Bauhinia	Bauhinia Galpinii	M	T	3		*	*	E	* Hedge windbreak
Purple Orchid Tree	Bauhinia Variiegata	M	T	5		*	*	E	* Windbreak
Leopard Tree	Caesalpineia Ferrea	M	M	15	*	*	*	E	Ornamental - Slow growing
Fiery Bottlebrush	Callistemon Phoenicus	R	R	3		*	*	N	* Hedge, screen
White Bottlebrush	Callistemon Salignus	R	M	6	*	*	*	N	* Windbreak
Weeping Bottlebrush	Callistemon Viminalis	M	T	6	*	*	*	N	* Windbreak
Dwarf Weeping Bottle Brush	Callistemon Viminalis Dwarf	R	T	1.5	*	*	*	N	* Hedge
Bribie Island Pine	Callitris Columellaris	R	R	20			*	N	Fire hazard, flammable * Windbreak

Common Name	Botanical Name	Drought resistance	Frost resistance	Height	Moist soils	Clay - heavy soils Other Hydrological Models	Sandstone rocky subsoil	Origin	Good screen, windbreak or hedge - comments
Laburnum Golden Shower	Cassia Fistula	M	T	6	*	*	*	E	Can be untidy
Desert Cassia	Cassia Eremophila Nemophila	V	R	2.5	*	*	*	N	Good for hot dry conditions
River Sheoak	Casuarina Cunninghamiana	R	R	30	*	*		N	* Screen - quick growing
Swamp Bloodwood	Eucalyptus Ptychocarpa	S	M	10	*	*	*	N	Good flowering tree
Red flowering Yellow Gum	Eucalyptus Leucoclyon Macrocarpa	M	R	7	*	*	*	N	Windbreak
Ghost Gum	Eucalyptus Papuana	V	M	10 - 20		*	*	N	Stunted and crooked in
Red Banks Grevillea	Grevillea Banksii	M	T	2.5		*	*	N	Hedge
Tulipwood	Harpullia Pendula	S	T	15 - 20	*	*		N	Good shade tree
Jacaranda	Jacaranda Mimosaeifolia	M	T	12	*	*		E	Shade and Ornamental
Bottle Tree	Brachychiton Rupestris	R	R	12	*	*	*	N	Good Shade
Lemon Scented Tea Tree	Leptospermum Petersonii	M	T	3	*	*	*	N	Windbreak, hedge
Bracelet Honey Myrtle	Melaleuca Armillaris	R	M	6	*	*	*	N	Windbreak, hedge
Revolution Green or Gold	Melaleuca Bracteata	R	R	5	*	*	*	N	Windbreak, hedge
Thyme Honey Myrtle	Melaleuca Thymifolia	M	M	.08	*	8		n	Hedge, purple bottle brushes
Vivid Flower Paperbark	Melaleuca Viridifolia	M	S	15				N	Hedge, specimen tree well drained areas
Yellow Poinciana	Peltophorum Pterocarpum	S	S	12	*	*	*	E	Large shade tree
Yellow Pittosporum	Pittosporum Revolutum	M	M	2	*	*	*	E	Hedge
Mock Orange	Pittosporum Undulatum	M	M	10	*	*	*	E	Sweet smelling flowers
Tree Wisteria	Pongamia Pinnata	M	M	5	*			E	
Scotia - Drunken Parrot Tree	Schotia Brachypetala	R	T	3-5	*	*	*	E	Huge canopy, slow growing
Tipuana	Tipuana Tipu	R	T	7	*	*		E	Very fast growing, large canopy
Coral Plant	Russelia Equisetiformis	S	S	1	*	*		E	Good gap filler
Fish Tail Palm	Caryota Mitis	T	T	5			*	E	Prefers well drained soil
Dawson River Palm		R	R	10	*	*		N	Very hardy palm fast growing
Alexandra Palm	Archontophoenix Alexandrae	S	T	10		*		E	Can be difficult in this area
Cape Dandelion	Arctotheca Calendula	M	S	Ground Cover	*	*	*	E	Excellent ground cover under trees etc
African Daisies	Osteospermum Jucundum	M	R	0.5	*	*	*	E	Perennial daisies. Full or part sun
	Gazania	S	R	Ground Cover	*	*		E	Hardy ground cover flowers all year
	Chrysanthemum Rubellum	S	R	60 cm	*	*		E	Bush perennial hardy
Yellow Bell	Tecoma Stans	R	R	5	*	*	*	E	Very hardy good screen plant

Common Name	Botanical Name	Drought resistance	Frost resistance	Height	Moist soils	Clay - heavy soils Other Hydrological Models	Sandstone rocky subsoil	Origin	Good screen, windbreak or hedge - comments
Callistemon	Callistemon Personii	R	R	Ground Cover	*		*	N	Hedge, specimen tree
Melaleuca	Melaleuca Lecandendra	R	R	15	*	*	*	N	Hedge, specimen tree

## Division 9 - Extractive Industry Code

### Editor's note : About the Extractive Industry Code

- The Extractive Industry Code regulates Extractive Industry uses, whether they are Accepted development subject to requirements or Assessable development being either a Code assessment or Impact assessment.
- The Code regulates the location of such uses, and the potential impacts upon water quality, road infrastructure and use, and the amenity of adjoining land uses.

### (1) Extractive Industry Code

The provisions in this division comprise the Extractive Industry Code. They are—

- (a) the Purpose and Overall Outcomes of the Extractive Industry Code – Section (2); and
- (b) the Performance Outcomes, Acceptable Outcomes for Extractive Industry development – Table 6.10.1.

### (2) The Purpose of the Extractive Industry Code

The purpose of the Extractive Industry Code is to achieve the following overall outcomes:

- (a) Extractive resources and the access to extractive resources, are protected from the encroachment of incompatible land uses;
- (b) Extractive resources are exploited in an efficient and responsible manner;
- (c) Haulage routes are adequate to accommodate the traffic demands of extractive industries;
- (d) The extraction of materials is undertaken without significant adverse environmental impacts; and
- (e) Rehabilitation of sites after the extraction of material achieves a stable land form, suitable to intended uses in the relevant Zone, Precinct or Area.

**TABLE 6.10.1 EXTRACTIVE INDUSTRIES**

Column 1	Column 2
Performance Outcomes	Acceptable Outcomes
<b>All Extractive Industries</b>	
<b>Operation</b>	
<p><b>PO1</b> The development of the site:</p> <ol style="list-style-type: none"> <li>(1) protects the natural environment;</li> <li>(2) minimises potentially adverse impacts on sensitive environments and uses in the surrounding area; and</li> <li>(3) does not compromise public safety.</li> </ol> <p>Note: Development applications for extractive industries are to be accompanied by an Extractive Industry Assessment Report prepared in accordance with Schedule A – 'Extractive Industry Assessment Report Requirements'.</p>	<p><b>AO1.1</b> Hard rock extraction involving blasting, and processing activities are setback 500m from any land not used for extractive industry purposes.</p> <p><b>AO1.2</b> Blasting is limited to Monday – Saturday 7am to 7pm.</p> <p><b>AO1.3</b> Blasting does not result in materials escaping or being ejected from the site.</p> <p><b>AO1.4</b> Operations do not occur on Sundays or public holidays.</p> <p><b>AO1.5</b> A vegetation buffer of 10m is retained or provided around the perimeter of the site to screen the operations from adjoining properties and public land.</p> <p><b>AO1.6</b> Weed control practices and plant and equipment cleaning and inspection protocols, as set out in the <i>Queensland Guideline for Limiting Weed Seed Spread</i> (DNR2000), are implemented to avoid the introduction and spread of weeds along haul routes and at delivery points.</p>
<b>Amenity</b>	
<p><b>PO2</b> The development is designed and operated in a manner that minimises adverse impacts on the surrounding area due to :</p> <ol style="list-style-type: none"> <li>(1) noise;</li> <li>(2) air pollution;</li> <li>(3) visual intrusion; and</li> <li>(4) vibration.</li> </ol>	<p><b>AO2.1</b> Development incorporates design, orientation and construction measures that mitigate the potential adverse effects of extraction, processing and transportation of materials by:</p> <ol style="list-style-type: none"> <li>(1) locating buildings and structures at the greatest distance from the resource/processing area;</li> </ol>

<b>TABLE 6.10.1 EXTRACTIVE INDUSTRIES</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
	<p>(2) designing buildings so that staff facilities are the greatest distance from the resource/processing area and associated transport route;</p> <p>(3) no openings in walls facing onto the resource/processing area;</p> <p>(4) providing mechanical ventilation to building areas sensitive to these effects;</p> <p>(5) using appropriate construction, insulation and glazing materials; and</p> <p>(6) providing buffer distances around extractive resources, of:</p> <p style="padding-left: 20px;">(a) 1000 metres for extractive industry involving blasting; and</p> <p style="padding-left: 20px;">(b) 200 metres for any other industry without blasting.</p> <p><b>AO2.2</b> Development complies with the applicable requirements of:</p> <p>(1) the <i>Environmental Protection (Air) Policy 2008</i></p> <p>(2) the <i>Environmental Protection (Noise) Policy 2008</i></p> <p>(3) the <i>Environmental Protection (Water) Policy 2009</i>.</p>
<b>Water Quality</b>	
<p><b>PO3</b> Water from, around and within the area of operation is managed so that it does not adversely affect the quantity and quality of groundwater or receiving surface waters.</p> <p>Extraction of materials is managed to avoid any loss of hydraulic head in any aquifer intercepted by the extractive operations</p>	<p><b>AO3.1</b> Erosion and stormwater control measures are designed and constructed in accordance with the <i>Soil Erosion and Sediment Control – Engineering Guidelines for Queensland Construction Sites 1996</i>.</p>
<b>Haulage</b>	
<p><b>PO4</b> The transportation of materials from the site minimises any likely impact upon the environment, the road system and premises along the haulage route.</p> <p>The development has road access that:</p> <p>(1) is of a standard sufficient to carry traffic of the nature that the extractive industry use would be likely to generate;</p> <p>(2) does not cause adverse impacts on premises along the haulage route, in particular due to the effects of dust and noise; and</p> <p>(3) does not compromise traffic safety in the area.</p>	<p><b>AO4.1</b> The transport of material is managed through:</p> <p>(1) vehicle haulage routes within the site being surfaced with hardstand, crushed aggregate or similar treatment(s) to reduce potential to generate dust;</p> <p>(2) a total covering of extractive materials on haulage vehicles; and</p> <p>(3) vehicle haulage routes outside the site are predominantly higher order roads that are capable of accommodating the anticipated tonnage of the vehicles, and are not through established residential areas, in accordance with an accepted haulage management plan.</p>
<b>Rehabilitation</b>	
<p><b>PO5</b> The rehabilitation of development sites results in a land form after extraction is completed, that is suitable for uses intended for that Zone, Precinct or Area.</p>	<p><b>AO5.1</b> Disused buildings and structures are removed from the site on cessation of the extractive industry use.</p>

<b>TABLE 6.10.1 EXTRACTIVE INDUSTRIES</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
<b>Road Network</b>	
<p><b>PO6</b> Augmentation of the existing road network is provided to the extent necessary to service extractive industry uses.</p>	<p><b>AO6.1</b> External road works, whether new road construction or the upgrade of existing roads, are undertaken to provide a road network designed to the standards specified in the Development Standards Code – Roads.</p> <p><b>AO6.2</b> A cash contribution in lieu of the undertaking of works specified in P6.1 may be accepted by Council, and is payable at the rate specified in the Planning Policy No:3 – Park and Road Contributions.</p>

**Division 9: Schedule A—Extractive Industry Assessment Report Requirements**

An Extractive Industry Assessment Report is required to be prepared for the assessment of development applications for all Extractive Industry developments, and is to provide information on those of the following that are relevant to the proposed development:

The site:

- (1) A scaled plan of the site indicating the location of:
  - (a) Economic resources to be extracted and any proposed staging of extraction and development;
  - (b) Site access and any proposed roads within the site;
  - (c) Proposed buildings, infrastructure and stockpiling areas; and
  - (d) Other storage and servicing areas.

The proposal:

- (2) A description about the resource proposed to be extracted, and where necessary due to the scale of the proposal, supported by geological and geo-technical information;
- (3) Details on the amount of material to be extracted;
- (4) Details of the proposed method of extraction eg. Blasting
- (5) Details of any proposed processing on site eg. Screening, crushing
- (6) Details of the proposed transportation methods of material including vehicular size, frequency of trips and proposed haulage routes;
- (7) Proposed methods of removing material or refuse from the site.

Impacts on amenity:

- (8) Details of all noise sources;
- (9) Proposed noise attenuating measures, with consideration of surrounding land uses, to minimise noise emissions from the site;
- (10) Details of the proposed hours of operation;
- (11) The extent of landscaping buffers (existing or proposed vegetation) to screen the development;
- (12) Details of proposed lighting on site.

Impacts on environmental values:

- (13) Proposals for water management, including waste water management and protection of water quality and overland flow paths;
- (14) Methods of controlling stormwater flows on the site and external to the site (which depending on the scale of the proposal may require the preparation of an hydraulic study to ascertain the impacts on overland flows);
- (15) Projected impacts on groundwater;
- (16) The extent of required vegetation clearing, shown on a scaled site plan;
- (17) Proposals for the management of weeds and to minimise the risk of introduction and spread of weeds;
- (18) Evaluation of impacts on the ecological values of the site and surrounding area;
- (19) Details of proposed monitoring of environmental impacts in all phases of the development.

Risks and Hazards:

- (20) Proposals for ensuring the safety of the public, both on the site and from any effects of the development external to the site.

Rehabilitation:

- (21) Proposals, including plans, for the progressive and final planting and site rehabilitation.
- The required detail and complexity of the above information will vary between different sites and proposals, but is to be sufficient to demonstrate compliance with the Overall Outcomes, Performance Outcomes and Accepted Outcomes of the Extractive Industry Code.



## Division 10 - Home Based Business Code

### Editor's note: About the Home Based Business Code

- The Home Based Business Code regulates Home Based Business uses See Definitions-including House definition for "Home Activity"
- The Code regulates the operation of Home Based Businesses in terms of their size, scale and nature, location and potential to impact on adjoining residential uses.
- The House Code is also applicable (as indicated by the Tables of Assessment for the relevant Zone) in the consideration of applications for Home Based Business uses.

### (1) Home Based Business Code

The provisions in this division comprise the Home Based Business Code. They are —

- (a) the Purpose and Overall Outcome of the Home Based Business Code - Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for Home Based Business development – Table 6.11.1.

### (2) The Purpose of the Home Based Business Code

The purpose of the Home Based Business code is to achieve the following overall outcome:

- (a) to allow the provision of small scale businesses in association with the primary use of premises as a house, without compromising the safety of, and amenity enjoyed by, adjoining and nearby residents.

<b>TABLE 6.11.1 HOME BASED BUSINESS</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<b>All Home Based Businesses</b>	
<b>Scale of Use</b>	
<b>PO1</b> The use is of a scale and nature that is consistent with that of a house, in recognition of: <ol style="list-style-type: none"> <li>(1) the predominantly residential nature of the use of the site and the surrounding area; and</li> <li>(2) the preference for uses of a scale greater than that allowed by this Code and the defined use, to be located in commercial areas.</li> </ol>	<b>AO1.1(RAD)</b> Any separate building or structure associated with the use: <ol style="list-style-type: none"> <li>(1) has a maximum height of 8.5m;</li> <li>(2) is not located in the road frontage setback of the house; and</li> <li>(3) is setback a minimum of 2m from any other boundary of the site.</li> </ol> <b>AO1.2 (RAD)</b> Work, other than office activities such as book-keeping and computer work, is limited to the hours of 8:00 am to 6:00 pm Monday to Friday; and 8:00 am to 5:00 pm Saturday.
<b>Amenity</b>	
<b>PO2</b> Significant effects on the amenity of the neighbouring premises or immediate neighbourhood area are avoided through the development : <ol style="list-style-type: none"> <li>(1) maintaining the appearance of a residential dwelling;</li> <li>(2) not impacting on the residential amenity and character of the area; and</li> <li>(3) not involving activities that would be incompatible or cause nuisance to the residential area.</li> </ol>	<b>AO2.1(RAD)</b> The road frontage setback is not used for the purpose of the Home Based Business, except for: <ol style="list-style-type: none"> <li>(1) the provision of on-site car parking and access; and</li> <li>(2) signage relating to the business.</li> </ol> <b>AO2.2(RAD)</b> Where the curtilage of the house is used for the Home Based Business, the display of goods, stored goods or materials are not visible to the general public or neighbouring premises.
<b>PO3</b> Noise, traffic, waste generated or load imposed on any public utility is consistent with that generally associated with a house.	<b>AO3.1(RAD)</b> Traffic movements generated by visitors, customers and staff associated with the use are limited to a total of 12 vehicle trips per day (where arriving is one trip and departing is another).

## Division 11 - Home Host Accommodation Code

### Editor's note :About the Home Host Accommodation Code

- The Home Host Accommodation Code regulates Home Host Accommodation uses, whether they are Accepted development subject to requirements or Assessable development being either a Code assessment or Impact assessment.
- The Code regulates the operation of Home Host Accommodation uses in terms of their size, scale and nature, location and potential to impact on adjoining residential uses.
- The House Code is also applicable (as indicated by the Tables of Assessment for the relevant Zone) in the consideration of applications for Home Host Accommodation uses.

### (1) Home Host Accommodation Code

The provisions in this division comprise the Home Host Accommodation Code. They are —

- (a) the Purpose of the Home Host Accommodation Code - Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for Home Host Accommodation development – Table 6.12.1.

### (2) The Purpose of the Home Host Accommodation Code

The purpose of the Home Host Accommodation Code is to achieve the following overall outcomes:

- (a) Home Host Accommodation development:
  - (i) is a small scale and low key form of guest accommodation, established and operated in association with the primary use of the premise as a house;
  - (ii) does not have significant adverse impacts on residential amenity or privacy; and
  - (iii) provides facilities which are comfortable, safe and enjoyable for the touring public.

<b>TABLE 6.12.1 HOME HOST ACCOMMODATION</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<b>All Home Host Accommodation</b>	
<b>Scale of Use</b>	
<b>PO1</b> The size, scale and design of the use is such that the accommodation of guests on the premises does not have significant adverse impacts on the amenity of the adjoining premises or the surrounding area.	<b>AO1.1(RAD)</b> The maximum number of visitors accommodated on the premises is as follows: (1) Town Zone and Village Zone – 6 visitors; and (2) All Other Zones – 10 visitors. <b>AO1.2 (RAD)</b> The maximum number of bedrooms used to accommodate guests is as follows: (1) Town Zone and Village Zone - 3 bedrooms; and (2) All Other Zones – 5 bedrooms. <b>AO1.3 (RAD)</b> The maximum height of any new building is 2 storeys and 8.5m from natural ground level.
<b>Site Characteristics</b>	
<b>PO2</b> The use is located on a site of sufficient area to allow for guest accommodation and car parking.	<b>AO2.1(RAD)</b> The site has a minimum area of 800m <sup>2</sup> .
<b>Guest Amenity</b>	
<b>PO3</b> The design of the house in which the use operates provides, or is capable of providing, reasonable levels of privacy and convenience for both residents and guests.	<b>AO3.1(RAD)</b> All guest rooms are able to be closed off from the main thoroughfares of the house. i.e. no open plan guest accommodation. <b>AO3.2(RAD)</b> The bedrooms for guests are located in the same building as guest bathroom and toilet facilities. <b>AO3.3 (RAD)</b> Separate bathroom and toilet facilities are to be provided for residents and for guests.

## Division 12 - House Code

### Editor's note : About the House Code

- The House Code regulates all houses, whether they are Accepted development subject to requirements or Assessable development being either a Code assessment or Impact assessment
- The Code is also applicable in the consideration of applications for Reconfiguring a Lot.
- The Code regulates house scale, construction materials, siting, and associated activities.

### (1) House Code

The provisions in this division comprise the House Code. They are —

- (a) the Purpose of the House Code - Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes including the Requirements for Accepted development for Houses – Table 6.13.1.

### (2) The Purpose of the House Code

The purpose of the House Code is to achieve the following overall outcomes:

- (a) Houses are:
  - (i) sited and designed in a manner that is consistent with the desired or existing residential character of the area;
  - (ii) afforded acceptable levels of privacy, daylight and amenity; and
  - (iii) not subjected to unreasonable hazards or noise because of their location.

**TABLE 6.13.1 HOUSES**

Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<b>All Houses</b>	
<b>Siting and Design</b>	
<b>PO1</b> Houses are sited and designed so that they are compatible with the residential character of the surrounding area and reflect on the following elements: <ol style="list-style-type: none"> <li>(1) building bulk, height and scale;</li> <li>(2) construction materials;</li> <li>(3) design features such as verandahs, sun hoods, decks, and pitched roofs.</li> </ol>	<b>AO1.1(RAD)</b> Site coverage of a house and any associated buildings does not exceed 50%. <b>AO1.2 (RAD)</b> Dwelling units have a minimum area of 60m2, excluding garages.
<b>PO2</b> Houses are of a construction that is suited to the climate of the Shire and have regard to the following: <ol style="list-style-type: none"> <li>(1) Construction materials and methods provide adequate insulation to protect against extremes in temperature; and</li> <li>(2) Provision of verandahs, sunhoods, eaves, shutters or blinds to offer shelter to the house.</li> </ol>	<b>AO2.1 (RAD)</b> Houses are constructed predominantly of timber, brick or masonry.
<b>PO3</b> Houses are sited and designed having consideration of the impacts on residential amenity due to the existence of non-residential uses on adjoining properties, and having regard to the following: <ol style="list-style-type: none"> <li>(1) Increased building setbacks to provide greater separation from non-residential uses;</li> <li>(2) The elimination of windows and openings adjacent to non-residential uses; and</li> <li>(3) The need for a landscaped buffer and/ or screen fencing to protect the privacy of the house.</li> </ol>	<b>AO3.1(RAD)</b> Houses are setback in accordance with PART 4: Division 1: Schedule A of the Rural Zone Code to any adjoining premises used for the purposes listed in that Schedule. <b>AO3.2(RAD)</b> Houses are setback a minimum of 3m to uses that are not in the Residential Use Class, other than as specified inAO3.1.

<b>TABLE 6.13.1 HOUSES</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b> Note – where an Acceptable outcome is adopted as a requirement for Accepted development it is referenced as , for example AO 1.1 (RAD)
<b>Parking of Vehicles</b>	
<p><b>PO4</b> The parking or storage of heavy vehicles, as ancillary to the house use, does not adversely impact upon the amenity of the surrounding area, in particular uses in the Residential Use Class having regard to:</p> <ol style="list-style-type: none"> <li>(1) potential noise impacts;</li> <li>(2) visual intrusion into the streetscape and adjoining premises; and</li> <li>(3) potential impacts on traffic safety.</li> </ol>	<p><b>AO4.1 (RAD)</b> The parking or storage of heavy vehicles per dwelling unit, is limited to:</p> <ol style="list-style-type: none"> <li>(1) Town – Residential Accommodation Precinct – 0 vehicles;</li> <li>(2) Town Zone (except Town – Industrial Precinct), Village Zone, Open Space Zone – 1 vehicle; and</li> <li>(3) All other Zones/Areas/Precincts – no specific rate.</li> </ol> <p><b>AO4.2 (RAD)</b> In the Town Zone and Village Zone, the parking or storage of heavy vehicles is not conducted within 3m of the side or rear boundaries.</p> <p><b>AO4.3 (RAD)</b> In the Town - Rural Residential Precinct, and Village – Rural Residential Area the parking or storage of heavy vehicles is not conducted within 15m of the side or rear boundaries.</p> <p><b>AO4.4 (RAD)</b> The parking and storage of heavy vehicles does not include the maintenance or servicing of vehicles, which would be defined as an Environmentally Relevant Activity (Motor Vehicle Workshop).</p>
<b>Contaminated Land</b>	
<p><b>PO5</b> Houses are not located on land which is contaminated land, to avoid potential hazards to human health or safety.</p>	<p><b>AO5.1 (RAD)</b> Houses are not located on sites where, the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the <i>Environmental Protection Act 2011</i>.</p> <p><b>AO5.2 (RAD)</b> Houses are not located on sites where, the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.</p> <p><b>AO5.3 (RAD)</b> Houses are not located on sites that are on the environmental management register or contaminated land register under the <i>Environmental Protection Act 2011</i>.</p> <p><b>AO5.4 (RAD)</b> Houses are not located on sites where the land is wholly or partly within an area for which an area management advice for industrial activity or natural mineralisation, or unexploded ordnance has been issued.</p>

## Division 13 - Reconfiguring a Lot Code

### Editor's note : About the Reconfiguring a Lot Code

- The Reconfiguring a Lot Code regulates development for Reconfiguring a Lot, which is Assessable development either a Code assessment or Impact assessment.
- The Code regulates the manner in which land is reconfigured or subdivided, including minimum lot sizes and dimensions, means of access, open space provision and provision of essential services.
- Separately, the Development Standards Code regulates the design and siting aspects of the Reconfiguration of a Lot development, as affected by associated Operational Work. This ensures that in considering how appropriate a particular site is for the proposed subdivision, the aspects of servicing, provision of new roads and other facilities are also considered.
- The manner in which the operational works associated with the Reconfiguring a Lot is undertaken is regulated by the Development Design Code (as indicated by the Tables of Assessment for the relevant Zone/Overlay)
- The House Code is also applicable (as indicated by the Tables of Assessment for the relevant Zone/Overlay) in the consideration of applications for Reconfiguring a Lot.

### (1) Reconfiguring a Lot Code

The provisions in this division comprise the Reconfiguring a Lot Code. They are—

- (a) the Purpose and Overall Outcomes of the Reconfiguring a Lot Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes for Reconfiguring a Lot development – Table 6.14.1.

### (2) The Purpose of the Reconfiguring a Lot Code

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

- (a) Lot design and size is suited to its intended and potential uses, and in the Rural Zone the agricultural potential of the land;
- (b) A range of lot sizes are available, across the various Zones and Precincts, to meet the needs of the community;
- (c) The rearranging of boundaries maintains or improves the usability of the land and access to all lots;
- (d) The creation of access easements from constructed roads maintains or improves access to all lots without compromising the functioning or efficiency of the existing road network;
- (e) The creation of additional lots provides lots that:
  - (i) are of an area, dimension and nature that are consistent with the outcomes sought for the zone in which it occurs, potential uses and any approved uses;
  - (ii) reflect significant physical features and constraints of the land;
  - (iii) allow for the necessary boundary setbacks and buffer of uses;
  - (iv) have appropriate infrastructure and services supplied in an efficient and cost effective manner;
  - (v) are of a sufficient area to enable sustainable on-site sewerage treatment and have demonstrated on-site domestic and emergency water supply in areas where reticulated services are not available; and
  - (vi) are designed such that open spaces, and pedestrian, cycling and road access linkages are provided to existing areas or facilities on adjoining land.

**TABLE 6.14.1 RECONFIGURING A LOT DEVELOPMENT**

Column 1	Column 2
Performance Outcomes	Acceptable Outcomes
<b>All Reconfiguring of a Lot development</b>	
<b>Lot Size and Configuration</b>	
<b>PO1</b> The configuration of lots: <ol style="list-style-type: none"> <li>(1) have a minimal impact on the natural environment, having regard to water supply and water quality, effluent disposal, potential erosion and natural habitat;</li> <li>(2) retain significant landscape features, views and vegetation cover;</li> <li>(3) provide for a high level of residential amenity, access to services and facilities, and safety from risk of natural hazards such as flooding, land slip and bushfire.</li> </ol> <p><b>Note:</b> A means to demonstrate compliance with PO1 is through the preparation of a Reconfiguration of a Lot Assessment Report, in accordance with <b>Schedule A: 'Preparation of a Reconfiguration of a Lot Assessment Report'</b>.</p>	No Acceptable outcomes specified.

<b>TABLE 6.14.1 RECONFIGURING A LOT DEVELOPMENT</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
<b>Access</b>	
<p><b>PO2</b> Access driveways and access easements:</p> <ol style="list-style-type: none"> <li>(1) provide equitable and suitable access to lots;</li> <li>(2) provide for access by fire emergency vehicles; and</li> <li>(3) are designed so as to be safe, not to impede natural surface drainage patterns and without significant impacts on the amenity of surrounding premises.</li> </ol>	<p><b>AO2.1</b> Access easements or access strips to battleaxe lots in the Rural Zone, Open Space Zone, Town - Rural Residential Precinct, and Village – Rural Residential Area:</p> <ol style="list-style-type: none"> <li>(1) have a minimum width of 10m; and</li> <li>(2) can be of a pervious seal provided that the road or driveway on an access easement or access strip is not located within 20m of an existing house or any proposed or approved house site.</li> </ol> <p><b>AO2.2</b> Access easements or access strips to battleaxe lots in the Special Industrial Zone:</p> <ol style="list-style-type: none"> <li>(1) have a minimum width of 20m; and</li> <li>(2) have an impervious seal.</li> </ol> <p><b>AO3.3</b> Access easements or access strips to battleaxe lots in the Town Zone, and Village Zone:</p> <ol style="list-style-type: none"> <li>(1) have a minimum width of 10m; and</li> <li>(2) have an impervious seal.</li> </ol>
<b>Open Space Provision</b>	
<p><b>PO4</b> Development contributes to the provision of newly created open space areas in the Banana Planning area and provides for open spaces which:</p> <ol style="list-style-type: none"> <li>(1) contribute toward the legibility and character of the surrounding area;</li> <li>(2) are located and of a size and shape to meet the formal and/or informal recreational needs of the immediate community and surrounding district;</li> <li>(3) are linked to the surrounding open space network and provides for convenient pedestrian and cycle movement;</li> <li>(4) have a multifunction role in providing for passive and active recreation, stormwater management and environmental care;</li> <li>(5) are located to enable the retention of vegetation, watercourses, riparian corridors and other habitat areas, their associated buffers, linkages and any cultural heritage features;</li> <li>(6) are located adjacent to compatible land uses, or buffered sufficiently to minimise any adverse impacts from recreational development in the open space; and</li> <li>(7) are cost-effective to maintain.</li> </ol>	<p><b>AO4.1</b> Reconfiguration of a lot developments which would result in the creation of lots for uses in the Residential, Commercial or Industrial Use Classes, allocate 10% of the site area as public open space.</p> <p><b>AO4.2</b> The location and layout of lots provides riparian corridors as dedicated park, as required by AO1.1 and AO1.2 of the relevant Zone Code.</p> <p><b>AO4.3</b> Reconfiguration of a lot development on land which adjoins existing park areas with pedestrian and/or cycle paths, makes provision for the extension of those paths in the area of public open space allocated by the development.</p>

<b>TABLE 6.14.1 RECONFIGURING A LOT DEVELOPMENT</b>	
Column 1	Column 2
Performance Outcomes	Acceptable Outcomes
<b><i>Reconfiguring a Lot in the Rural Zone</i></b>	
<b>Lot Size and Configuration</b>	
<p><b>PO5</b> Lots are of a size and configuration to sustain the utility and productive capacity of the land for rural purposes; to ensure separation of uses; and to maintain rural character; whilst having regard for whether the proposed lot boundaries are derived from one or more of the following:</p> <ol style="list-style-type: none"> <li>(1) the configuration of the existing and proposed lots;</li> <li>(2) the nature of any existing use on the land or intended use of land in the Rural Zone/Areas;</li> <li>(3) the existence of any natural topographical features such as watercourses and gullies which traverse or constrain the land;</li> <li>(4) the location of existing road reserves and access to proposed and existing lots;</li> <li>(5) the opportunity to facilitate improved land management practices;</li> <li>(6) a detailed assessment of the agricultural quality of the subject land prepared in accordance with the Planning Guideline: "The Identification of Good Quality Agricultural Land" by a suitably qualified person which demonstrates that the subject land has agricultural potential different to that as mapped on the ECRES – 1 Agricultural Land Classes Overlay Map; or</li> <li>(7) there is an overriding need for the development and alternative sites are not available.</li> </ol>	<p><b>AO5.1</b> The minimum lot size for newly created lots on land mapped as Classes A, B &amp; C1 on the Map ECRES – 1 Agricultural Land Classes Overlay, is:</p> <ol style="list-style-type: none"> <li>(1) 80 ha if the subject lot or Site Area within a lot is Class A Crop Land;</li> <li>(2) 150 ha if the subject lot or Site Area within a lot is Class B Limited Crop Land; or</li> <li>(3) 250 ha if the subject lot or Site Area within a lot is Class C1 Pasture Land.</li> </ol> <p>Note: Wherever a proposal for a reconfiguration of land in Classes A, B &amp; C1 would require land under the sizes above, the proposal will be referred to SARA for State's assessment and advice.</p> <p><b>AO5.2</b> The minimum lot size for newly created lots on land mapped as Classes C2 &amp; C3 on the Agricultural Land Class Overlay Map ECRES – 1, is:</p> <ol style="list-style-type: none"> <li>(1) 250 ha if the subject lot or Site Area within a lot is Class C2 Pasture Land; or</li> <li>(2) 500 ha if the subject lot or Site Area within a lot is Class C3 Pasture Land.</li> </ol> <p><b>AO5.3</b> Lot sizes smaller than those specified in AO5.1 and AO5.2 above, only occur where the proposal is for the rearrangement of existing boundaries where no additional lots are being created.</p>
<b><i>Reconfiguring a Lot in the Special Industrial Zone</i></b>	
<b>Lot Size and Configuration</b>	
<p><b>PO6</b> Lots are of a size and configuration:</p> <ol style="list-style-type: none"> <li>(1) to provide efficient land use;</li> <li>(2) to provide for on-site services and access;</li> <li>(3) to accommodate the necessary boundary setbacks and buffering; and</li> <li>(4) that addresses whether the proposed lot boundaries are derived from one or more of the following: <ol style="list-style-type: none"> <li>(a) The configuration of the existing and proposed lots;</li> <li>(b) The nature of any existing use on the land or proposed use;</li> <li>(c) The natural landforms and topography of the land including soil types, slopes, flooding and drainage characteristics and the location of existing vegetation;</li> <li>(d) The existence of any natural topographical features such as watercourses and gullies which traverse or constrain the land; and</li> <li>(e) The location of existing road reserves and access to proposed and existing lots.</li> </ol> </li> </ol>	<p><b>AO6.1</b> The minimum lot size for newly created lots is 2000m<sup>2</sup>.</p> <p><b>AO6.2</b> Lot sizes where smaller than identified in AO6.1 only occur where:</p> <ol style="list-style-type: none"> <li>(1) the proposal is for the rearrangement of existing boundaries: <ol style="list-style-type: none"> <li>(a) Where no additional lots are being created;</li> <li>(b) Where the proposed lot boundaries better reflect the natural features on the land; or</li> <li>(c) Would otherwise facilitate improved land management practices.</li> </ol> </li> </ol>

<b>TABLE 6.14.1 RECONFIGURING A LOT DEVELOPMENT</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
<b><i>Reconfiguring a Lot in the Open Space Zone</i></b>	
<b>Lot Size and Configuration</b>	
<p><b>PO7</b> Lots are of a size and configuration to sustain the intended uses in the Zone, to provide green spaces and connectivity of open space networks, whilst having regard for whether the proposed lot boundaries are derived from one or more of the following:</p> <ol style="list-style-type: none"> <li>(1) the configuration of the existing and proposed lots;</li> <li>(2) the nature of any existing use on the land or intended use of land in the Open Space Zone/Areas, including recreation activities, and access to such activities, at Callide Dam;</li> <li>(3) the natural landforms and topography of the land including soil types, slopes, flooding and drainage characteristics and the location of existing vegetation;</li> <li>(4) the existence of any natural topographical features such as watercourses and gullies which traverse or constrain the land; and</li> <li>(5) the location of existing road reserves and access to proposed and existing lots.</li> </ol>	<p>No Acceptable outcomes are specified.</p>
<b><i>Reconfiguring a Lot in the Town Zone and Village Zone (excluding the Town – Rural Residential Area and the Village – Rural Residential Area)</i></b>	
<b>Lot Size and Configuration</b>	
<p><b>PO8</b> Lots are of a size and configuration to sustain the intended uses for the Zone, to ensure necessary separation of uses, and to maintain town character; whilst having regard for whether the proposed lot boundaries are derived from one or more of the following:</p> <ol style="list-style-type: none"> <li>(1) the configuration of the existing and proposed lots;</li> <li>(2) the location and nature of any existing buildings, existing use on the land or intended use of land in the Town Zone/Precincts;</li> <li>(3) the natural landforms and topography of the land including soil types, slopes, flooding and drainage characteristics and the location of existing vegetation;</li> <li>(4) the existence of any natural topographical features such as watercourses and gullies which traverse or constrain the land; and</li> <li>(5) the location of existing road reserves and access to proposed and existing lots.</li> </ol>	<p><b>AO8.1</b> Newly created lots in the Town Zone have:</p> <ol style="list-style-type: none"> <li>(1) a minimum lot size of 800m<sup>2</sup>; and</li> <li>(2) a minimum frontage of 20m</li> </ol> <p><b>AO8.2</b> Where connected to reticulated sewerage newly created lots in the Village Zone have:</p> <ol style="list-style-type: none"> <li>(1) a minimum lot size of 800m<sup>2</sup>; and</li> <li>(2) a minimum frontage of 20m.</li> </ol> <p><b>Or</b></p> <p><b>AO8.3</b> Where not connected to reticulated sewerage newly created lots in the Village Zone have:</p> <ol style="list-style-type: none"> <li>(1) a minimum lot size of 4000m<sup>2</sup>; and</li> <li>(2) a minimum frontage of 20m.</li> </ol> <p><b>AO8.4</b> Lot sizes or dimensions smaller than those specified in AO8.1-AO8.3 above, only occur where:</p> <ol style="list-style-type: none"> <li>(1) the proposal is for the rearrangement of existing boundaries: <ol style="list-style-type: none"> <li>(a) Where no additional lots are being created; and</li> <li>(b) Where the proposed lot boundaries better reflect the natural features on the land; or</li> <li>(c) Where the proposed lot boundaries better reflect the layout of existing buildings on the site; or</li> </ol> </li> <li>(2) The proposal relies on one or more of the matters 1-5 included in PO8.</li> </ol>



<b>TABLE 6.14.1 RECONFIGURING A LOT DEVELOPMENT</b>	
Column 1	Column 2
Performance Outcomes	Acceptable Outcomes
<b>Reconfiguring a Lot in the Town - Rural Residential Precinct and Village – Rural Residential Area</b>	
<b>Lot Size and Configuration</b>	
<p><b>PO9</b> Lots are of a size and configuration to sustain the intended uses for the Zone, to ensure necessary separation of uses, and to maintain rural residential character; whilst having regard for whether the proposed lot boundaries are derived from one or more of the following:</p> <ol style="list-style-type: none"> <li>(1) the configuration of the existing and proposed lots;</li> <li>(2) the nature of any existing use on the land or intended use of land in the Rural Residential Precinct/Area;</li> <li>(3) the natural landforms and topography of the land including soil types, slopes, flooding and drainage characteristics and the location of existing vegetation;</li> <li>(4) the existence of any natural topographical features such as watercourses and gullies which traverse or constrain the land;</li> <li>(5) the location of existing road reserves and access to proposed and existing lots; and</li> <li>(6) the utilisation of groundwater on newly created lots for potable water supplies.</li> </ol>	<p><b>AO9.1</b> Newly created lots have a minimum lot size of:</p> <ol style="list-style-type: none"> <li>(1) 3000m<sup>2</sup> where able to be connected to a reticulated sewerage system; or</li> <li>(2) 4000m<sup>2</sup> where on-site effluent disposal methods are to be employed.</li> </ol> <p><b>AO9.2</b> Newly created lots have a minimum dimensions of:</p> <ol style="list-style-type: none"> <li>(1) 30m road frontage;</li> <li>(2) 100m depth where able to be connected to a reticulated sewerage system; or</li> <li>(3) 200m depth where on-site effluent disposal methods are to be employed.</li> </ol> <p><b>AO9.3</b> Lot sizes or dimensions smaller than those specified in AO9.1 &amp; AO9.2 above, only occur where:</p> <ol style="list-style-type: none"> <li>(1) The proposal is for the rearrangement of existing boundaries: <ol style="list-style-type: none"> <li>(a) Where no additional lots are being created; and</li> <li>(b) Where the proposed lot boundaries better reflect the natural features on the land; or</li> </ol> </li> <li>(2) The proposal relies on one or more of the matters 1-5 included in PO 9.</li> </ol> <p><b>P9.4</b> Newly created lots from Original Portions 106,108 and 109 Parish Prairie in Biloela are above 183.1m AHD.</p>
<b>Suitability of Land</b>	
<p><b>PO10</b> The creation of Rural Residential lots occurs on land where the new lots:</p> <ol style="list-style-type: none"> <li>(1) do not compromise the viable and sustainable agricultural use (whether existing or potential use) of Good Quality Agricultural Land on adjoining land;</li> <li>(2) are capable of being adequately serviced by on-site effluent disposal systems, where not able to be connected to reticulated sewer;</li> <li>(3) are topographically suited to the intended use of the land in the Town - Rural Residential Precinct, and Village – Rural Residential Area; and</li> <li>(4) do not compromise the water quality values of any underground aquifer or surface water body.</li> </ol>	<p><b>AO10.1</b> A proposal for reconfiguring land which is adjacent to Good Quality Agricultural Land not included in the Town - Rural Residential Precinct or Village – Rural Residential Area, provides for:</p> <ol style="list-style-type: none"> <li>(1) building envelopes within newly created lots which are setback a minimum of 300m from adjoining Rural Zoned land; and</li> <li>(2) the provision or retention of a vegetated buffer with a minimum width of 100m to adjoining Rural Zoned land, either as public open space or within proposed lots.</li> </ol> <p><b>Or</b></p> <p><b>AO10.2</b> Where the requirements of AO-10.1-above are not proposed or cannot be met, the proposal complies with separation distances set out in the Rural Zone - Division 1: Schedule A – Separation Distances between Uses in the Residential Use Class and Other Uses in achieving effective buffers between residential uses and agricultural uses.</p> <p><b>AO10.3</b> Each separate lot proposed is of a size and has soil characteristics which are capable of sustaining the on-site disposal of effluent, where the lot or lots are not proposed to be connected to the reticulated sewer system as complying with:</p>

<b>TABLE 6.14.1 RECONFIGURING A LOT DEVELOPMENT</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
	<p>(1) the Department of Housing and Public Works – Queensland Plumbing and Waste water code 2013 or any subsequent update of that Code; and</p> <p>(2) AS1547:2012 <i>On-site Domestic Wastewater Management</i>.</p> <p><b>AO10.4</b> Newly created lots contain slopes less than 15% gradient.</p>
<b>Supply of Rural Residential Lots</b>	
<p><b>PO12</b> The creation of Rural Residential lots is commensurate with the demand for new lots.</p>	<p><b>AO12.1</b> Development proposals for Reconfiguring a Lot have a maximum of 25 proposed lots, whether or not the proposal includes the staging of development.</p> <p><b>AO12.2</b> No new Rural Residential lots are created in the locality until 50% of all existing or approved Rural Residential lots in that locality are sold by the developer.</p>
<b>Access</b>	
<p><b>PO13</b> The design and construction of new roads:</p> <p>(1) is of a standard capable of catering for traffic associated with the intended use of the land and surrounding land;</p> <p>(2) is of a standard consistent with connecting roads;</p> <p>(3) ensures that the overall road network is capable of operating safely and efficiently.</p>	<p><b>AO13.1</b> Newly created lots:</p> <p>(1) do not have direct access to main roads or principal roads,</p> <p>(2) are accessed from an internal road; and</p> <p>(3) do not create or add to ribbon development.</p>

**Division 13: Schedule A—Reconfiguring a Lot: Assessment Report Requirements**

A Reconfiguration of a Lot Assessment Report is required to be prepared for the assessment of development applications for all Reconfiguring a Lot development, and is to provide information on those of the following that are relevant to the proposed development:

The site and proposal:

- (1) A scaled plan of the site indicating the location of:
  - (a) Proposed lot boundaries and any proposed staging of lots;
  - (b) Site access and any proposed roads within the site;
  - (c) Proposed building envelopes;
  - (d) Proposed open space provision for recreation and sport; and
  - (e) Topographical and natural features such as watercourses, ridgelines, and the extent of existing vegetation.
- (2) A description and location of land uses on adjoining land.
- (3) Where proposed lots are not to be connected to the reticulated sewerage system, information is supplied that demonstrates that on-site sewerage disposal methods will meet the Department of Natural Resources and Water On-Site Sewerage Code or any subsequent update of that Code, and AS/NZS 1547:2000 On-site Domestic Wastewater Management;
- (4) A scaled plan with contour information over the site area; or an appraisal of the site's topography to the extent necessary to demonstrate compliance with the Code;
- (5) A plan showing the location of any adjoining Rural Zoned land, existing buildings, and proposed buffers to achieve effective separation distances between residential and agricultural uses, and buffers to watercourses to maintain stream integrity;
- (6) Analysis of the opportunities provide linkages to surrounding open space networks, including linear corridors for cycling, walking and horse riding
- (7) Analysis of the opportunities to retain existing open space areas which are important for recreation or as natural habitats, in the allocation of land to satisfy the requirements for open space provision;
- (8) Potential environmental impacts and proposed measures to minimise impacts.

## Division 14—Residential Accommodation Code

### Editor's note : About the Residential Accommodation Code

- The Residential Accommodation Code regulates different types of Multiple dwelling, including townhouses, units and apartments, Retirement village and Dual occupancy developments, whether they are Accepted development subject to requirements or Assessable development being either a Code assessment or Impact assessment
- The Code regulates the scale, siting, density and design of development.

### (1) Residential Accommodation Code

The provisions in this division comprise the Residential Accommodation Code. They are—

- (a) the Purpose and Overall outcomes of the Residential Accommodation Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes for Residential Accommodation development – Table 6.15.1.

### (2) The Purpose of the Residential Accommodation Code

The purpose of the Residential Accommodation Code is to achieve the following overall outcomes:

- (a) Dual Occupancy, Multiple Dwelling and Retirement Village development:
  - (i) is of a scale and design that compliments the residential neighbourhood areas in which the development is located;
  - (ii) prevent unacceptable environmental and amenity impacts on neighbouring premises;
  - (iii) utilise standards that result in safe, pleasant and practical living environments;
  - (iv) enhance the local streetscape and character of the neighbourhood area in which the development is located; and
- (b) Multiple Dwelling and Retirement Village development is located close to community, recreational, social and emergency services.

**TABLE 6.15.1 RESIDENTIAL ACCOMMODATION**

Column 1	Column 2
Performance Outcomes	Acceptable Outcomes
<b>All Residential Accommodation</b>	
<b>Site and Location</b>	
<p><b>PO1</b> Multiple Dwelling and Retirement Village development is located on land that is suitable for the use and of an area sufficient area to accommodate the requirements of this Code, whilst having regard to the following:</p> <ol style="list-style-type: none"> <li>(1) the existing development on the site;</li> <li>(2) the existing and proposed amenity of the Zone/Area/Precinct; and</li> <li>(3) the topography of the site.</li> </ol>	<p><b>AO1.1</b> Dual occupancy development is located:</p> <ol style="list-style-type: none"> <li>(1) on lots with a minimum lot size of 600m<sup>2</sup> and a minimum primary road frontage of 15m in the Town – Residential Accommodation Precinct; or</li> <li>(2) on lots with a minimum lot size of 800m<sup>2</sup> where located outside the Town-Residential Accommodation Precinct</li> </ol> <p><b>AO1.2</b> Multiple Dwelling and Retirement Village development is located on lots with a:</p> <ol style="list-style-type: none"> <li>(1) minimum lot size of 700m<sup>2</sup> in the Town – Residential Accommodation Precinct; or</li> <li>(2) minimum lot size of 1000m<sup>2</sup> where located outside the Town-Residential Accommodation Precinct; and</li> <li>(3) minimum primary road frontage of 20m.</li> </ol> <p><b>AO1.3</b> Multiple dwellings and Retirement villages have a maximum site cover as follows:</p> <ol style="list-style-type: none"> <li>(1) 50% for all parts of a building or buildings one storey in height; and</li> <li>(2) 40% for all parts of a building or buildings two storeys in height; and</li> <li>(3) 35% for all parts of a building or buildings more than 2 storeys in height.</li> </ol>

<b>TABLE 6.15.1 RESIDENTIAL ACCOMMODATION</b>	
Column 1	Column 2
Performance Outcomes	Acceptable Outcomes
<b>Development Density</b>	
<p><b>PO2</b> The development density is consistent with the Overall Outcomes of the Zone and Area/Precinct in which the site is situated.</p>	<p><b>AO2.1</b> For Dual occupancies, the maximum number of dwelling units on a site is as follows: (1) Town Zone - Residential Accommodation Precinct: 1 dwelling unit per 300m<sup>2</sup> of site area; and (2) Other Zones: 1 dwelling unit per 400m<sup>2</sup> of site area.</p> <p><b>AO2.2</b> For Multiple dwellings and Retirement villages the maximum number of dwelling units on a site is as follows: (1) Town Zone - Residential Accommodation Precinct: 1 dwelling unit per 200m<sup>2</sup> of site area; and (2) Other Zones: 1 dwelling unit per 400m<sup>2</sup> of site area.</p> <p><b>AO2.3</b> Dwelling units have a minimum area of 60m<sup>2</sup>, excluding garages.</p>
<b>Landscaped Areas</b>	
<p><b>PO3</b> (1) On-site landscaped areas are provided to : establish an attractive, safe and high quality of amenity and privacy for residents; (2) compliment any street plantings; (3) provide soft and hard landscaped areas on-site; (4) screen unsightly buildings; (5) accommodate the communal and private open space needs of residents; (6) provide shaded recreational areas; (7) offer shelter to buildings with a western aspect; and (8) accommodate and screen communal refuge storage and other services.</p>	<p><b>AO3.1</b> Dual occupancy development is provided with a minimum of 40m<sup>2</sup> of private open space with a minimum dimension of 5m, for each dwelling unit.</p> <p><b>AO3.2</b> Multiple dwellings and Retirement villages have landscaped areas which comprise at least 30% of the site, of which a minimum of 15% of the site as useable landscaped areas.</p> <p><b>AO3.3</b> Each dwelling unit in Multiple dwelling and Retirement village developments, is provided with a private open space area at ground level which: (1) is a minimum of 25m<sup>2</sup> in area; (2) has a minimum dimension of 5m; (3) is directly accessible from the dwelling unit, ideally from living areas or non-habitable rooms e.g. laundry; (4) contains clothes drying areas which are screened from view of adjoining roads to protect the amenity of the surrounding area; and (5) is fenced or otherwise screened for privacy and the exclusive use of the dwelling unit.</p>
<b>Carparking and Access</b>	
<p><b>POS4</b> Vehicular access to the site is safe and allows for easy vehicle manoeuvring.</p>	<p><b>AO4.1</b> Access driveways and any visitor car parking is: (1) provided with an impervious seal; and (2) located and designed so that vehicles can egress/exit the site in a forward gear.</p>
<p><b>PO5</b> The design and location of vehicle access and parking areas within the development: (1) has minimal impacts upon the amenity of neighbouring residential properties; and</p>	<p><b>AO5.1</b> To reduce glare, vehicle parking and turning areas are screened by fencing or landscaping or a combination of both.</p>

<b>TABLE 6.15.1 RESIDENTIAL ACCOMMODATION</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
(2) contributes to the development of an attractive residential streetscape.	<p><b>AO5.2</b> Vehicle access and parking areas are located at least 3m away from windows to an adjoining dwelling unit on an adjoining property.</p> <p><b>AO5.3</b> For Multiple dwellings and Retirement villages, garage doors do not face the street.</p> <p><b>AO5.4</b> For Dual occupancies, garages and carports can face the street where they are designed to match with the overall building design in terms of height, material and colour.</p>
<b>Building Design, Layout and Streetscape</b>	
<p><b>PO6</b> The development is sited and designed taking into account the relationship to adjoining premises and the street, and the locality which establishes the overall setting of the premises; having regard to the following:</p> <ol style="list-style-type: none"> <li>(1) the built form of existing buildings in the surrounding area;</li> <li>(2) significant site features such as shade trees or vegetation that can be incorporated into the building and landscape design;</li> <li>(3) the location and amenity of adjacent buildings; and</li> <li>(4) the streetscape character and local context.</li> </ol>	<p><b>AO6.1</b> The primary road frontage setback for buildings is within 20% of the average setback of adjoining buildings to the same street, or where there are no buildings on adjoining sites the setback is as specified in the relevant Zone Code.</p> <p><b>AO6.2</b> The pitch of the roof line is the same as any adjoining premises, as viewed from the street.</p> <p><b>AO6.3</b> Buildings and structures used for recreational purposes can be located in front of the building line, provided that they have a maximum site cover (whether pervious or impervious covering) of:</p> <ol style="list-style-type: none"> <li>(1) pergolas and gazebos: - 30m<sup>2</sup>; and</li> <li>(2) gatehouses: - 6m<sup>2</sup>.</li> </ol> <p><b>AO6.4</b> Walls of buildings which face the street or public areas have a maximum length of 12m between articulations (regardless of the number of openings or windows), to avoid the appearance of building bulk.</p> <p><b>AO6.5</b> For Multiple Dwellings, the maximum length of any one building is 20m.</p>
<b>Site Facilities</b>	
<p><b>PO7</b> Dwelling units are provided with necessary facilities, including garbage bin collection areas, which are practical and visually attractive.</p>	<p><b>AO7.1</b> Development ensures that refuse and recycling collection and storage location and design does not have any adverse impact (including odour, noise or visual impacts) on the amenity of residents within or adjoining the development.</p>
<b>Privacy and Safety</b>	
<p><b>PO8</b> The development provides residents of the development and residents of adjacent residential properties with reasonable levels of visual and acoustic privacy.</p>	<p><b>AO8.1</b> Direct views between habitable rooms of adjacent dwellings and dwelling units, or between habitable rooms and the private open space of adjacent dwellings and dwelling units (whether part of the development or on land adjacent to the development) are obscured by:</p> <ol style="list-style-type: none"> <li>(1) screening that is durable, permanently fixed and has a maximum of 25% openings; or</li> <li>(2) existing dense vegetation or new planting that can achieve a 75% screening within 3 years of planting.</li> </ol>

<b>TABLE 6.15.1 RESIDENTIAL ACCOMMODATION</b>	
<b>Column 1</b>	<b>Column 2</b>
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
<p><b>PO9</b> The development is readily accessible and easily identifiable by emergency service vehicles.</p>	<p><b>AO9.1</b> Development provides street numbers which are clearly identifiable from the street frontage.</p> <p><b>AO9.2</b> Where development provides more than 6 units, a unit location map is provided at all entrances to the site indicating the location of individual unit numbers.</p>
<p><b>PO10</b> Any front fences and walls provided for privacy or to define the property: (1) allow for casual surveillance of the street; and (2) are compatible with the building and streetscape.</p>	<p><b>AO10.1</b> Where located in the Town Zone, fences and walls along the road frontage are a maximum of: (1) 1.2m high if solid; or (2) 1.5m high if the fence has openings which make it at least 50% transparent.</p> <p><b>Or</b></p> <p><b>AO10.2</b> Solid front fences and walls up to 1.8m high can be provided only where: (1) the useable landscaped areas and private open space areas for Multiple dwellings and Retirement villages, is in front of buildings and the fence length is limited to 75% of the frontage; or (2) the fence or wall fronts a main road and (3) the length of the fence or wall does not exceed 15m in length without some articulation or detailing to provide visual interest.</p>
<b>Development on sites with frontage to a Main Road</b>	
<p><b>PO11</b> Development on sites with a frontage to a main road are designed such that the effects of traffic noise are minimised and resident privacy is protected, through addressing the following design elements : (1) building siting; (2) the use of front fences and walls; (3) internal layout of buildings; (4) the location of communal and private open space areas.</p>	<p><b>AO11.1</b> Mature landscaping is provided along walls to avoid the appearance of blank walls from the road.</p> <p><b>AO11.2</b> The room layout within dwellings is arranged to reduce the impact of noise on the rooms which are most sensitive to noise e.g. locate bathrooms, hallways, stairways, storage rooms and garages closest to the road frontage.</p> <p><b>AO11.3</b> Private open space areas are not located in the building setback to the road.</p> <p><b>AO11.4</b> For Multiple dwellings and Retirement villages, usable landscaped areas and private open space areas are only located in the building setback to the road, where resident privacy can be maintained with the use of a solid fence or wall provided in accordance with AO10.2 (1).</p>

## Division 15—Service Station Code

### Editor's note : About the Service Station Code

- The Service Station Code regulates Service station uses, that are Assessable development being either a Code assessment or Impact assessment.
- The Code regulates the scale, siting, and design of development with regards to their safety and potential impacts on the amenity of adjoining uses.

### (1) Service Station Code

The provisions in this division comprise the Service Station Code. They are—

- (a) the Purpose and Overall Outcomes of the Service Station Code – Section (2); and
- (b) the Performance Outcomes and Acceptable Outcomes for Service Station development – Table 6.16.1.

### (2) The Purpose of the Service Station Code

The purpose of the Service Station Code is to achieve the following overall outcomes:

- (a) Service Stations:
  - (i) are located and designed to provide efficient, safe and attractive working environments;
  - (ii) are located such that the streetscape appearance and amenity of adjoining uses is not adversely affected;
  - (iii) make adequate and safe provision for vehicular access and movement.

**TABLE 6.16.1 SERVICE STATIONS**

Column 1	Column 2
Performance Outcomes	Acceptable Outcomes
<i>All Service Stations</i>	
Layout and Amenity	
<p><b>PO1</b> The site has an area and road frontage(s) that can accommodate :</p> <ol style="list-style-type: none"> <li>(1) buildings and structures;</li> <li>(2) vehicle accesses;</li> <li>(3) vehicle manoeuvring and loading/unloading areas; and</li> <li>(4) Landscaping and buffers.</li> </ol>	<p><b>AO1.1</b> The site has:</p> <ol style="list-style-type: none"> <li>(1) a minimum area of 2000m<sup>2</sup>; and</li> <li>(2) a frontage width of at least 30 m, or</li> <li>(3) where the site is a corner site, a total frontage of not less than 40 m.</li> </ol>
<p><b>PO2</b> The development is located and designed so as to minimise the visual impact of buildings and structures, and to provide adequate buffers to any adjoining residence or residential area.</p>	<p><b>AO2.1</b> The minimum setbacks to Service Station facilities are as follows:</p> <ol style="list-style-type: none"> <li>(1) Buildings:           <ol style="list-style-type: none"> <li>(a) 10m to the road frontage;</li> <li>(b) 6 m to land in the Town – Residential Precinct;</li> <li>(c) 2m to other boundaries.</li> </ol> </li> <li>(2) Fuel pumps:           <ol style="list-style-type: none"> <li>(a) 5m to the road frontage;</li> <li>(b) 10m to other boundaries.</li> </ol> </li> <li>(3) Car washes           <ol style="list-style-type: none"> <li>(a) 15m to the road frontage;</li> <li>(b) 6m to land in the Town – Residential Precinct;</li> <li>(c) 2m to other boundaries.</li> </ol> </li> </ol> <p><b>AO2.2</b> Landscaped setbacks with a minimum width of 2m are provided along all boundaries of the site.</p> <p><b>AO2.3</b> A minimum 1.8 m high solid fence is provided along any side and rear boundaries of the site which adjoin uses in the Residential Use Class or other noise sensitive uses.</p>



<b>TABLE 6.16.1 SERVICE STATIONS</b>	
Column 1	Column 2
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
<b>PO3</b> The development operates without causing adverse impacts on surrounding uses due to the effects of noise.	<b>AO3.1</b> All plant, machinery and workshops are to achieve the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i> , and under that policy are not “unreasonable”. <b>AO3.2</b> Car wash facilities are enclosed where in or adjoining the Town – Residential Precinct
<b>Safety</b>	
<b>PO4</b> The safety of users of the development and residents in surrounding neighbourhood is protected (including levels of risk exposure); with effective emergency measures being incorporated into the design and management of the facility.	<b>AO4.1</b> The design and layout of the Service Station complies with <i>Australian Standard AS 1940:2016 The storage and handling of flammable and combustible liquids</i> <b>AO4.2</b> The design and layout of the Service Station complies with <i>Australian Standard AS/NZS 1596:2014 The storage and handling of LP Gas</i>
<b>Access Servicing and Car parking</b>	
<b>PO5</b> Vehicular access to the premises: (1) Is adequate and safe for intended traffic; (2) does not cause the intrusion of non-residential traffic onto local residential streets; and (3) does not detrimentally impact upon the capacity or efficiency of the local road network.	<b>AO5.1</b> Driveway crossovers: (1) have a maximum width of 9m; and (2) are located more than 10m from a road intersection or other crossover to the site. <b>AO5.2</b> Separate entrances are provided to ingress/enter and egress/exit from the site. <b>AO5.3</b> The storage tank inlets are positioned such that fuel tankers stand wholly within the site while discharging fuel. <b>AO5.4</b> On-site queuing space is provided for at least 3 vehicles to the first bowsers in all bowsers aisles, and to any car wash.
<b>Service Station and Shop uses</b>	
<b>PO6</b> Service Stations accompanied by shop uses have no greater impacts upon the amenity of surrounding uses than a stand- alone Service Station.	<b>AO6.1</b> A retail shop use component of a service station is not to exceed 100m <sup>2</sup> of total floor area.

## PART 7—LOCAL GOVERNMENT INFRASTRUCTURE PLAN

### 7.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009*.
- (2) The purpose of the local government infrastructure plan is to:
  - (a) integrate infrastructure planning with the land use planning identified in the planning scheme;
  - (b) provide transparency regarding a local government’s intentions for the provision of trunk infrastructure;
  - (c) enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning;
  - (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner;
  - (e) provide a basis for the imposition of conditions about infrastructure on development approvals;
- (3) The local government infrastructure plan:
  - (a) states in Section 7.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;
  - (b) identifies in Section 7.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2031;
  - (c) states in Section 7.4 (desired standards of service) for each trunk infrastructure network the desired standard of performance;
  - (d) identifies in Section 7.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
    - (i) water supply
    - (ii) sewerage
    - (iii) transport
    - (iv) parks and land for community facilities
  - (e) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in Section 7.5.3 – Extrinsic material;

### 7.2 Planning Assumptions

- (1) The planning assumptions state the assumptions about:
  - (a) population and employment growth
  - (b) the type, scale, location and timing of development including the demand for each trunk infrastructure network
- (2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (3) The planning assumptions have been prepared for:
  - (a) the base date of 2016 and the following projection years to accord with future Australian Bureau of Statistics census years:
    - (i) 2021
    - (ii) 2026
    - (iii) 2031
  - (b) the LGIP development types in column 2 that include the uses in column 3 of Table 6.2.1; and
  - (c) the projection areas identified on Local Government Infrastructure Plan Map LGIP-PIA-001 Priority infrastructure area and projection areas in Schedule 1-Local government infrastructure plan mapping and tables.

**Table 7.2.1—Relationship between LGIP development categories, LGIP development types and uses**

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Defined Uses
Residential development	Attached dwelling	Accommodation building Dual occupancy Home host accommodation Multiple dwelling Retirement village Workers’ accommodation

**Table 7.2.1—Relationship between LGIP development categories, LGIP development types and uses**

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Defined Uses
	Detached dwelling	Caretaker's residence House
Non-residential development	Commercial	Commercial premises Hotel
	Community purpose	Community purpose Indoor or outdoor entertainment Mortuary Public utility – other
	Industry	Bulk store Extractive industry High impact industry Low impact industry Medium impact industry Transport terminal Vehicle depot
	Other	Agriculture Animal husbandry Intensive animal husbandry Public utility - operational Stock saleyards
	Retail	Food premises Landscape supplies Plant nursery Retail/commercial complex Service station Shop Showroom or vehicle showroom

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

### 7.2.1 Population and Employment Growth

- (1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in **Table 6.2.2** – Population and employment assumptions summary.

**Table 7.2.2—Population and employment assumptions summary**

Column 1 Description	Column 2 - Assumptions				
	Base date 2016	2021	2026	2031	Ultimate
Population	15,243	15,519	15,807	16,064	23,692
Employment	6,602	6,721	6,846	6,957	72,379

- (2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 1 Local government infrastructure plan mapping and tables:
- for population, **Table SC1.2.1**—Existing and projected population
  - for employment, **Table SC1.2.2** – Existing and projected employees.

## 7.2.2 Development

- (1) The developable area is identified on Local Government Priority Infrastructure Area Map LGIP-PIA-001 in Schedule 1—Local government infrastructure plan mapping and tables.
- (2) The planned density for future development is stated in **Table SC1.2.5** in Schedule 1—Local government infrastructure plan mapping and tables.
- (3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in **Table 7.2.3-Residential dwellings and non-residential floor space assumptions summary**.

**Table 7.2.3—Residential dwellings and non-residential floor space assumptions summary**

Column 1 Description	Column 2 - Assumptions				
	Base date 2016	2021	2026	2031	Ultimate
Residential dwellings	6,716	6,867	7,023	7,164	10,993
Non-residential floor space (m <sup>2</sup> GFA)	386,082	393,071	400,342	406,833	1,092,053

- (4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 1 Local government infrastructure plan mapping and tables:
  - (a) for residential development , **Table SC1.2.3** – Existing and projected residential dwellings; and
  - (b) for non-residential development, **Table SC1.2.4** – Existing and projected non-residential floor space.

## 7.3 Priority Infrastructure Area

- (1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2026.
- (2) The priority infrastructure area is identified on the Local Government Priority Infrastructure Area Map LGIP-PIA-001 included in Schedule 1 Local government infrastructure plan mapping and tables

## 7.4 Desired Standards of Service

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

### 7.4.1 Water Supply Network Desired Standard of Service

**Table 7.4.1—Water supply network desired standard 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.	<ul style="list-style-type: none"> <li>• <i>WSA 03-2011 Water Supply Code of Australia—Water Services Association of Australia</i></li> <li>• Customer service standards</li> <li>• Standards in planning scheme Development design code</li> <li>• Capricorn Municipal Design Guidelines (CMDG)</li> </ul>
Adequacy of supply	All development receives a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> <li>• Water Services Association of Australia codes</li> <li>• IPWEA standards</li> <li>• Customer service standards</li> <li>• Standards in planning scheme Development design code</li> <li>• Capricorn Municipal Design Guidelines (CMDG)</li> </ul>

**Table 7.4.1—Water supply network desired standard of service**

<b>Measure</b>	<b>Planning criteria (qualitative standards)</b>	<b>Design criteria (quantitative standards)</b>
Quality of supply	A uniform water quality is in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> <li>• <i>Australian Drinking Water Guidelines 2011</i>—National Health and Medical Research Council</li> <li>• <i>Drinking water quality management plan 2012</i>—Banana Shire Council</li> </ul>
Environmental impacts	The water supply network minimises its environmental impacts in accordance with community expectations.	<ul style="list-style-type: none"> <li>• Compliance with the requirements of: <ul style="list-style-type: none"> <li>○ the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies; and</li> <li>○ the <i>Water Act 2000</i></li> </ul> </li> </ul>
Pressure and leakage management	Monitoring and management of the water supply network maintains the reliability and adequacy of supply and minimises environmental impacts.	<ul style="list-style-type: none"> <li>• <i>Water Act 2000 System leakage management plan</i></li> </ul>
Infrastructure design / planning standards	Infrastructure design / planning standards	<ul style="list-style-type: none"> <li>• <i>WSA 03–2002 Water Supply Code of Australia</i>—Water Services Association of Australia</li> <li>• <i>Australian Drinking Water Guidelines 2011</i>—National Health and Medical Research Council</li> <li>• <i>Planning Guidelines for Water Supply and Sewerage 2010</i>—Department of Energy and Water Supply</li> <li>• Standards in planning scheme Infrastructure works code</li> <li>• Capricorn Municipal Design Guidelines (CMDG)</li> </ul>

## 7.4.2 Sewerage Network Desired Standard of Service

**Table 7.4.2 —Sewerage network desired standard of service**

<b>Measure</b>	<b>Planning criteria (qualitative standards)</b>	<b>Design criteria (quantitative standards)</b>
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> <li>• Standards in planning scheme Infrastructure works code</li> <li>• CMDG</li> <li>• Customer service standards</li> </ul>
Quality of treatment	The sewerage network ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> <li>• <i>Queensland Water Quality Guidelines 2009</i> —Department of Environment and Resource Management</li> <li>• Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies</li> </ul>
Environmental impacts	The sewerage network minimises its environmental impacts in accordance with community expectations.	<ul style="list-style-type: none"> <li>• Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies</li> </ul>

Table 7.4.2 —Sewerage network desired standard of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Effluent re-use	The reuse of effluent occurs wherever possible.	<ul style="list-style-type: none"> <li>• <i>Guidelines for Sewerage Systems: Use of Reclaimed Water —February 2000—</i> Agriculture and Resource Management Council of Australia and New Zealand and Australian and New Zealand Environment and Conservation Council</li> <li>• <i>Water quality guidelines for recycled water schemes November 2008—</i> Department of Energy and Water Supply.</li> </ul>
Infrastructure design /planning standards	Design of the sewerage network complies with established codes and standards.	<ul style="list-style-type: none"> <li>• <i>Planning Guidelines for Water Supply and Sewerage 2010—</i>Department of Energy and Water Supply.</li> <li>• <i>WSA 02—2002 Sewerage Code of Australia—</i> Water Services Association of Australia</li> <li>• <i>WSA 04—2005 Sewage Pumping Station Code of Australia—</i>Water Services Association of Australia</li> <li>• Standards in planning scheme Development design code</li> <li>• CMDG</li> </ul>

### 7.4.3 Transport Network Desired Standard of Service

Table 7.4.3 -Transport network desired standard of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design / planning standards	<p>The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.</p> <p>Design of the road system complies with established codes and standards.</p>	<ul style="list-style-type: none"> <li>• Standards in planning scheme Development design code</li> <li>• CMDG</li> <li>• <i>RPDM—DTMR Road Planning and Design Manual (2nd Edition)</i></li> </ul> <p>Australian Standards AUSTROADS guides <i>Complete Streets: Guidelines for urban street design—</i>IPWEAQ</p>
Cycleway and pathway design/planning standards	<p>Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives.</p> <p>Design of the network will comply with established codes and standards.</p>	<p>Standards in planning scheme Development design code CMDG Australian Standards <i>Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths—</i> .AUSTROADS <i>Complete Streets: Guidelines for urban street design—</i>IPWEAQ</p>

#### 7.4.4 Public Parks and land for Community Facilities Network Desired Standard of Service

**Table 7.4.4—Public parks and land for community facilities desired standard of service**

<b>Measure</b>	<b>Planning criteria (qualitative standards)</b>	<b>Design criteria (quantitative standards)</b>
Functional network	A network of parks and land for community facilities provides for a range of recreational and sporting activities and the development of community facilities.	<ul style="list-style-type: none"> <li>• Parks and land for community facilities are provided at a local and LGA-wide level</li> <li>• Parks and land for community facilities addresses the needs of both recreation and sporting activities and provides for development of community facilities.</li> </ul>
Accessibility	The location of public parks and land for community facilities allows adequate pedestrian, cycle and vehicle access.	Accessibility standards are identified in Table 7.4.5 – Accessibility standard
Land quality / suitability Minimum size Maximum grade Flood immunity	The standard of public parks and land for community facilities supports a range of recreational, sporting, health-promoting activities and services. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> <li>• The rate of public park and land for community facilities provision is identified in Table 7.4.6 – Rate of land provision</li> <li>• The size of public park and land for community facilities is identified in Table 7.4.7 - Size.</li> <li>• The maximum gradient for public park and land for community facilities is identified in Table 7.4.8 – Maximum desired grade.</li> <li>• The minimum flood immunity for public park and land for community facilities is identified in Table 7.4.9- Minimum desired flood immunity.</li> </ul>
Facilities / embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> <li>• Standard embellishments for each type of park are identified in Table 7.4.10 – Standard facilities/embellishments</li> </ul>
Infrastructure design / performance standards	The network of parks maximises opportunities to co-locate recreational parks and community facilities in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> <li>• Standards in planning scheme Development design code</li> <li>• CMDG</li> <li>• Australian Standards</li> </ul>

**Table 7.4.5—Accessibility standard**

<b>Infrastructure type</b>	<b>Accessibility standard (km)</b>		
	<b>Local</b>	<b>District</b>	<b>Local government - wide</b>
<b>Recreation park</b>	0.8	50	100
<b>Sport park</b>	100	100	150
<b>Land for community facilities</b>	60	60	150

Table 7.4.6–Rate of land provision

Infrastructure type	Rate of provision (ha/1000 people)		
	Local	District	Local government - wide
Recreation park	0.4	0.5	1.4
Sport park		1.5	0.8
Land for community facilities		0.1	0.1

Table 7.4.7–Size

Infrastructure type	Minimum size (ha)		
	Local	District	Local government - wide
Recreation park	0.4	2	2
Sport park	1.5	1.5	1.5
Land for community facilities	0.2	0.2	0.2

Table 7.4.8–Maximum desired grade

Infrastructure type	Maximum desired grade (%)		
	Local	District	Local government - wide
Recreation park	20	20	20
Sport park	100% of area – 0	100% of area – 0	100% of area – 0
Land for community facilities	80% of area <5	80% of area <5	80% of area <5

Table 7.4.9–Minimum desired flood immunity

Infrastructure type	Minimum flood immunity (% of total area)								
	Local			District			Local government - wide		
	Flood immunity (% AEP)								
	20	2	1	20	2	1	20	2	1
Recreation park	100	10		100	10		100	10	
Sport park				100		Buildings	100		Buildings
Land for community facilities						100			100

Table 7.4.10—Standard facilities / embellishments

Embellishment type	Recreation parks			Sport parks	
	Local	District	Local government–wide	District	Local government–wide
Internal roads			✓		✓
Parking		✓	✓	✓	✓
Fencing/bollards		✓	✓	✓	✓
Lighting			✓		✓
Toilet		✓	✓	✓	✓
Paths (pedestrian/cycle)		✓	✓	✓	✓



Table 7.4.10—Standard facilities / embellishments

Embellishment type	Recreation parks			Sport parks	
	Local	District	Local government-wide	District	Local government-wide
Seating	✓	✓	✓	✓	✓
Shade structures		✓	✓	✓	✓
Covered seating and table			✓		✓
Tap/bubbler	✓	✓	✓	✓	✓
BBQ		✓	✓		✓
Bins	✓	✓	✓	✓	✓
Landscaping (including earthworks, irrigation and revegetation)			✓		✓
Signage	✓	✓	✓	✓	✓
Activity areas	✓		✓		✓

## 7.5 Plans for Trunk Infrastructure

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

### 7.5.1 Plans for Trunk Infrastructure Maps

- (1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 1—Local government infrastructure plan mapping and tables:

Table 7.5.1—Plans for trunk infrastructure

Map number	Map title
LGIP-PFTI-001	Banana Shire – Public Parks and Community Land
LGIP-PFTI-002	Banana Shire – Sewerage
LGIP-PFTI-003	Banana Shire – Transport
LGIP-PFTI-004	Banana Shire – Water Supply

- (2) The State infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

### 7.5.2 Schedules of Works

- (1) Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model which can be viewed on Council's website.
- (2) The future trunk infrastructure is identified in the following tables in Schedule 1 Local government infrastructure plan mapping and tables:
- for the water supply network, **Table SC1.3.1**;
  - for the sewerage network, **Table SC1.3.2**;
  - for the transport network, **Table SC1.3.3**; and
  - for the parks and land for community facilities network, **Table SC1.3.4**;

### 7.5.3 Extrinsic Material

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

PART 7 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

**Table 7.5.2— List of Extrinsic Material**

<b>Title of document</b>	<b>Date</b>	<b>Author</b>
Baralaba Water Supply Planning Report	January 2007	Cardno
Baralaba WTP Planning Report	May 2010	City Water Technology
Baralaba WTP Treatment Options Report	December 2011	City Water Technology
Biloela Water Supply Planning Report	June 2006	Sinclair Knight Merz
Biloela WTP Planning Report	July 2009	City Water Technology
East Biloela Sewerage Planning Report, BSC		Banana Shire Council
Biloela WTP Planning Report Supplement – Impact of Supply of Town Water to Biloela Meatworks on WTP Upgrade Requirements	July 2009	City Water Technology
Biloela STP Review and Planning Report	April 2008	Cardno
Investigation into Sewer Overflows – Malakoff St Area, Biloela	February 2015	M1 Consulting
Banana Shire Council Valley View_09 Infrastructure Agreement 1998	1998	Banana Shire Council
Water Supply Planning Report Moura and Banana	January 2007	Cardno
Moura WTP Planning Report	June 2010	City Water Technology
Moura Recycled Water Use Options	September 2009	Wide Bay Water Corporation
Taroom Sewerage Planning Report	July 2009	Cardno
Theodore WTP Report	July 2010	City Water Technology
Theodore Sewage Treatment and Effluent Disposal Planning Report	September 2008	Cardno
Park Development Strategy 2014 – 2019		
LGIP Assumptions Report	March 2018	Strategic AM Pty Ltd

# Schedule 1 – Local government infrastructure plan mapping and tables

(1) The Local Government Infrastructure Plan (LGIP) is completely contained in Part 7 of the Planning Scheme.

## SC1.1 Local government infrastructure plan maps

Table SC1.1.1 Plans for trunk infrastructure

Map number	Map title
LGIP-PIA-001	Priority infrastructure area and projection areas map
LGIP-PFTI-001	Banana Shire – Public Parks and Community Land
LGIP-PFTI-002	Banana Shire – Sewerage
LGIP-PFTI-003	Banana Shire – Transport
LGIP-PFTI-004	Banana Shire – Water Supply

## SC1.2 Planning assumption tables

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
<b>Banana</b>	Single dwelling	149	149	149	149	521
	Multiple dwelling	0	0	0	0	0
	Other	0	0	0	0	0
	<b>Total</b>	<b>149</b>	<b>149</b>	<b>149</b>	<b>149</b>	<b>521</b>
<b>Baralaba</b>	Single dwelling	248	248	248	248	1,532
	Multiple dwelling	0	0	0	0	0
	Other	30	30	30	30	30
	<b>Total</b>	<b>278</b>	<b>278</b>	<b>278</b>	<b>278</b>	<b>1,562</b>
<b>Biloela</b>	Single dwelling	5,837	6,017	6,197	6,359	6,448
	Multiple dwelling	377	385	393	402	1,993
	Other	76	78	84	86	906
	<b>Total</b>	<b>6,290</b>	<b>6,480</b>	<b>6,674</b>	<b>6,847</b>	<b>9,347</b>
<b>Moura</b>	Single dwelling	1,705	1,758	1,813	1,862	1,934
	Multiple dwelling	78	80	80	80	605
	Other	25	26	26	27	76
	<b>Total</b>	<b>1,808</b>	<b>1,864</b>	<b>1,919</b>	<b>1,969</b>	<b>2,615</b>
<b>Taroom</b>	Single dwelling	577	595	613	629	2,531
	Multiple dwelling	24	24	25	25	302
	Other	14	15	15	16	16
	<b>Total</b>	<b>615</b>	<b>634</b>	<b>653</b>	<b>670</b>	<b>2,849</b>

Table SC1.2.1—Existing and projected population						
Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
<b>Thangool</b>	Single dwelling	298	298	298	298	511
	Multiple dwelling	6	6	6	6	11
	Other	3	3	3	3	3
	<b>Total</b>	<b>307</b>	<b>307</b>	<b>307</b>	<b>307</b>	<b>525</b>
<b>Theodore</b>	Single dwelling	428	433	448	460	888
	Multiple dwelling	29	29	29	29	30
	Other	19	20	20	20	20
	<b>Total</b>	<b>476</b>	<b>482</b>	<b>497</b>	<b>509</b>	<b>938</b>
<b>Inside priority infrastructure area (total)</b>	Single dwelling	9,242	9,498	9,766	10,005	14,366
	Multiple dwelling	514	524	533	542	2,941
	Other	167	172	178	182	1,050
	<b>Total</b>	<b>9,923</b>	<b>10,194</b>	<b>10,477</b>	<b>10,729</b>	<b>18,357</b>
<b>Outside priority infrastructure area (total)</b>	Single dwelling	5,193	5,198	5,203	5,208	5,208
	Multiple dwelling	4	4	4	4	4
	Other	123	123	123	123	123
	<b>Total</b>	<b>5,320</b>	<b>5,325</b>	<b>5,330</b>	<b>5,335</b>	<b>5,335</b>
<b>Banana Shire</b>	Single dwelling	14,435	14,696	14,969	15,213	19,574
	Multiple dwelling	518	528	537	546	2,945
	Other	290	295	301	305	1,173
	<b>Total</b>	<b>15,243</b>	<b>15,519</b>	<b>15,807</b>	<b>16,064</b>	<b>23,692</b>

Table SC1.2.2—Existing and projected employees

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
Banana	Retail	7	7	7	7	154
	Commercial	23	23	23	23	804
	Industry	13	13	13	13	12
	Community	6	6	6	6	6
	Other	2	2	2	2	2
	<b>Total</b>	<b>51</b>	<b>51</b>	<b>51</b>	<b>51</b>	<b>978</b>
Baralaba	Retail	13	13	13	13	52
	Commercial	42	42	42	42	466
	Industry	23	23	23	23	22
	Community	11	11	11	11	11
	Other	4	4	4	4	4
	<b>Total</b>	<b>92</b>	<b>92</b>	<b>92</b>	<b>92</b>	<b>555</b>
Biloela	Retail	289	298	307	315	1,455
	Commercial	950	978	1,008	1,034	7,281
	Industry	516	531	547	561	4,297
	Community	245	253	260	267	242
	Other	94	97	100	103	92
	<b>Total</b>	<b>2,094</b>	<b>2,157</b>	<b>2,212</b>	<b>2,280</b>	<b>13,367</b>
Moura	Retail	89	91	94	96	303
	Commercial	287	296	305	313	1,766
	Industry	155	160	165	169	830
	Community	74	76	79	81	73
	Other	29	30	31	32	28
	<b>Total</b>	<b>634</b>	<b>653</b>	<b>674</b>	<b>691</b>	<b>3,001</b>
Taroom	Retail	28	29	30	31	256
	Commercial	92	95	98	101	2,651
	Industry	50	51	53	54	1,595
	Community	25	25	26	27	24
	Other	9	10	10	10	9
	<b>Total</b>	<b>204</b>	<b>210</b>	<b>217</b>	<b>223</b>	<b>4,535</b>
Thangool	Retail	14	14	14	14	34
	Commercial	46	46	46	46	303
	Industry	25	25	25	25	25
	Community	12	12	12	12	12
	Other	5	5	5	5	5
	<b>Total</b>	<b>102</b>	<b>102</b>	<b>102</b>	<b>102</b>	<b>379</b>

**Table SC1.2.2—Existing and projected employees**

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
<b>Theodore</b>	Retail	22	23	23	24	95
	Commercial	72	73	75	77	842
	Industry	39	39	40	41	38
	Community	19	19	20	20	19
	Other	7	7	7	8	7
	<b>Total</b>	<b>159</b>	<b>161</b>	<b>165</b>	<b>170</b>	<b>1,001</b>
<b>Inside priority infrastructure area (total)</b>	Retail	462	475	488	500	2,349
	Commercial	1,512	1,553	1,597	1,636	14,113
	Industry	821	842	866	886	6,819
	Community	392	402	414	424	387
	Other	150	155	159	164	147
	<b>Total</b>	<b>3,337</b>	<b>3,427</b>	<b>3,524</b>	<b>3,610</b>	<b>23,815</b>
<b>Outside priority infrastructure area (total)</b>	Retail	26	22	18	14	151
	Commercial	58	45	31	19	817
	Industry	337	337	335	335	44,582
	Community	35	33	29	26	43
	Other	2,807	2,856	2,908	2,952	2,781
	<b>Total</b>	<b>3,263</b>	<b>3,293</b>	<b>3,321</b>	<b>3,346</b>	<b>48,374</b>
<b>Banana Shire</b>	Retail	488	497	506	514	2,500
	Commercial	1,570	1,598	1,628	1,655	14,930
	Industry	1,158	1,179	1,201	1,221	51,391
	Community	427	435	443	450	430
	Other	2,957	3,011	3,067	3,116	3,128
	<b>Total</b>	<b>6,600</b>	<b>6,720</b>	<b>6,845</b>	<b>6,956</b>	<b>72,379</b>

Table SC1.2.3—Existing and projected residential dwellings						
Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected dwellings				
		2016	2021	2026	2031	Ultimate development
Banana	Single dwelling	82	82	82	82	288
	Multiple dwelling	0	0	0	0	0
	Other	0	0	0	0	0
	<b>Total</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>288</b>
Baralaba	Single dwelling	108	108	108	108	667
	Multiple dwelling	0	0	0	0	0
	Other	20	20	20	20	20
	<b>Total</b>	<b>128</b>	<b>128</b>	<b>128</b>	<b>128</b>	<b>687</b>
Biloela	Single dwelling	2,162	2,229	2,295	2,355	2,388
	Multiple dwelling	222	226	231	236	1,172
	Other	51	52	56	57	604
	<b>Total</b>	<b>2,435</b>	<b>2,507</b>	<b>2,582</b>	<b>2,648</b>	<b>4,164</b>
Moura	Single dwelling	775	799	824	846	879
	Multiple dwelling	65	67	67	67	504
	Other	19	20	20	21	58
	<b>Total</b>	<b>859</b>	<b>886</b>	<b>911</b>	<b>934</b>	<b>1,441</b>
Taroom	Single dwelling	304	313	323	331	1,332
	Multiple dwelling	16	16	17	17	201
	Other	10	11	11	11	11
	<b>Total</b>	<b>330</b>	<b>340</b>	<b>351</b>	<b>359</b>	<b>1,544</b>
Thangool	Single dwelling	115	115	115	115	197
	Multiple dwelling	5	5	5	5	8
	Other	0	0	0	0	0
	<b>Total</b>	<b>120</b>	<b>120</b>	<b>120</b>	<b>120</b>	<b>205</b>



Table SC1.2.3—Existing and projected residential dwellings						
Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected dwellings				
		2016	2021	2026	2031	Ultimate development
<b>Theodore</b>	Single dwelling	195	197	204	209	404
	Multiple dwelling	22	22	22	22	23
	Other	16	17	17	17	17
	<b>Total</b>	<b>233</b>	<b>236</b>	<b>243</b>	<b>248</b>	<b>444</b>
<b>Inside priority infrastructure area (total)</b>	Single dwelling	3,741	3,843	3,951	4,046	6,155
	Multiple dwelling	330	336	342	347	1,908
	Other	116	120	124	126	710
	<b>Total</b>	<b>4,187</b>	<b>4,299</b>	<b>4,417</b>	<b>4,519</b>	<b>8,773</b>
<b>Outside priority infrastructure area (total)</b>	Single dwelling	2,274	2,280	2,286	2,293	2,112
	Multiple dwelling	40	41	42	43	43
	Other	65	64	64	65	65
	<b>Total</b>	<b>2,379</b>	<b>2,385</b>	<b>2,392</b>	<b>2,401</b>	<b>2,220</b>
<b>Banana Shire</b>	Single dwelling	6,015	6,123	6,237	6,339	8,267
	Multiple dwelling	370	377	384	390	1,951
	Other	181	184	188	191	775
	<b>Total</b>	<b>6,566</b>	<b>6,684</b>	<b>6,809</b>	<b>6,920</b>	<b>10,993</b>

Table SC1.2.4—Existing and projected non-residential floor space

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m <sup>2</sup> GFA)				
		2016	2021	2026	2031	Ultimate development
<b>Banana</b>	Retail	166	166	166	166	3,648
	Commercial	451	451	451	451	15,753
	Industry	1,388	1,388	1,388	1,388	1,388
	Community	0	0	0	0	0
	Other	0	0	0	0	0
	<b>Total</b>	<b>2,005</b>	<b>2,005</b>	<b>2,005</b>	<b>2,005</b>	<b>20,789</b>
<b>Baralaba</b>	Retail	315	315	315	315	1,256
	Commercial	836	836	836	836	9,277
	Industry	2,537	2,537	2,537	2,537	2,537
	Community	0	0	0	0	0
	Other	0	0	0	0	0
	<b>Total</b>	<b>3,688</b>	<b>3,688</b>	<b>3,688</b>	<b>3,688</b>	<b>13,170</b>
<b>Biloela</b>	Retail	7,225	7,450	7,675	7,875	36,418
	Commercial	19,000	19,560	20,160	20,680	145,672
	Industry	56,708	58,357	60,115	61,654	472,244
	Community	0	0	0	0	0
	Other	0	0	0	0	0
	<b>Total</b>	<b>82,933</b>	<b>85,367</b>	<b>87,950</b>	<b>90,209</b>	<b>654,334</b>
<b>Moura</b>	Retail	2,234	2,284	2,359	2,410	7,592
	Commercial	5,740	5,920	6,100	6,260	35,269
	Industry	17,066	17,616	18,167	18,607	91,338
	Community	0	0	0	0	0
	Other	0	0	0	0	0
	<b>Total</b>	<b>25,040</b>	<b>25,820</b>	<b>26,626</b>	<b>27,277</b>	<b>134,199</b>
<b>Taroom</b>	Retail	706	731	756	781	6,449
	Commercial	1,849	1,910	1,970	2,030	53,260
	Industry	5,545	5,656	5,878	5,989	176,967
	Community	0	0	0	0	0
	Other	0	0	0	0	0
	<b>Total</b>	<b>8,100</b>	<b>8,297</b>	<b>8,604</b>	<b>8,800</b>	<b>236,676</b>
<b>Thangool</b>	Retail	357	357	357	357	872
	Commercial	925	925	925	925	6,106
	Industry	2,755	2,755	2,755	2,755	2,769
	Community	0	0	0		0
	Other	0	0	0		0
	<b>Total</b>	<b>4,037</b>	<b>4,037</b>	<b>4,037</b>	<b>4,037</b>	<b>9,747</b>

Table SC1.2.4—Existing and projected non-residential floor space

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m <sup>2</sup> GFA)				
		2016	2021	2026	2031	Ultimate development
<b>Theodore</b>	Retail	548	573	573	598	2,368
	Commercial	1,440	1,460	1,500	1,540	16,827
	Industry	4,329	4,329	4,440	4,551	4,551
	Community	0	0	0	0	0
	Other	0	0	0	0	0
	<b>Total</b>	<b>6,317</b>	<b>6,362</b>	<b>6,513</b>	<b>6,689</b>	<b>23,746</b>
<b>Inside priority infrastructure area (total)</b>	Retail	11,551	11,876	12,201	12,502	58,603
	Commercial	30,241	31,062	31,942	32,722	282,164
	Industry	90,328	92,638	95,280	97,481	751,794
	Community	0	0	0	0	0
	Other	0	0	0	0	0
	<b>Total</b>	<b>132,120</b>	<b>135,576</b>	<b>139,423</b>	<b>142,705</b>	<b>1,092,661</b>
<b>Outside priority infrastructure area (total)</b>	Retail	649	649	649	649	3,897
	Commercial	1,159	1,159	1,159	1,159	16,436
	Industry	37,052	37,052	37,172	37,289	4,901,216
	Community	8,540	8,540	8,540	8,540	9,000
	Other	206,990	210,569	213,927	217,038	218,960
	<b>Total</b>	<b>254,390</b>	<b>257,969</b>	<b>261,447</b>	<b>264,675</b>	<b>5,149,409</b>
<b>Banana Shire</b>	Retail	12,200	12,525	12,850	13,151	62,500
	Commercial	31,400	32,221	33,101	33,881	298,600
	Industry	127,380	129,690	132,452	134,770	5,653,010
	Community	8,540	8,540	8,540	8,540	9,000
	Other	206,990	210,569	213,927	217,038	218,960
	<b>Total</b>	<b>386,510</b>	<b>393,545</b>	<b>400,870</b>	<b>407,380</b>	<b>6,242,070</b>

Table SC1.2.5 Planned density and demand generation rate for a trunk infrastructure network							
Column 1 – Area Classification	Column 2 – LGIP development Type	Column 3 – Planned Density		Column 4 Demand generation rate for a trunk infrastructure network			
		Non-residential plot ratio	Residential Density (dwellings/dev ha)	Water supply (EP/ha)	Sewerage (EP/ha)	Transport (vpd/ha)	Parks and community facilities (ha/1,000 persons)
<b>Residential</b>							
Town – Residential Precinct	Detached dwelling		13	32.5	27.3	130	4.7
Town – Residential Accommodation Precinct	Detached dwelling		15	37.5	31.5		4.7
	Attached dwelling - Dual occupancy		20	50	42		4.7
	Attached dwelling - Other		40	100	84		4.7
Town – Tourism Precinct	Dwelling House		15	37.5	31.5		4.7
	Attached dwelling		40	100	84		4.7
Urban	Dwelling House		13	32.5	27.3		4.7
	Attached dwelling		40	100	84		4.7
Rural Residential	Attached dwelling (urban water service)		2	5	4.2	20	4.7
	Attached dwelling (less than urban water service)		1				4.7
Village	Detached dwelling		11	27.5	23.1		4.7
Rural	Detached dwelling		0.0005				4.7
<b>Non-Residential</b>							
Commercial Zone or Precinct	Commercial	0.8		13.7	25		
	Retail	0.6		13.7	25		
Central Business Area	Commercial	0.8		13.7	25		
	Retail	0.6		13.7	25		
	Community purpose	0.8		10.3	19		
Town – Highway Precinct	Retail	0.6		13.7	25		
Town - Community Precinct	Community purpose	0.8		10.3	19		
Industry Zone, Precinct or Area	Industry	0.6		10.3	19		

<b>Table SC1.2.6—Existing and projected demand for the water supply network</b>					
<b>Column 1 Service catchment</b>	<b>Column 2 Existing and projected demand (EP)</b>				
	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>Ultimate development</b>
Biloela	6,245	6,251	6,218	6,210	9,725
Thangool	309	309	308	310	350
Moura/Banana	1,914	1,916	1,906	1,913	5,088
Baralaba	272	272	270	270	1,340
Theodore	473	473	470	470	1,371
Taroom	609	610	607	610	3,614
Wowan	324	324	322	322	322
Goovigen	172	172	171	171	171
<b>Total</b>	<b>10,318</b>	<b>10,327</b>	<b>10,272</b>	<b>10,276</b>	<b>21,981</b>

<b>Table SC1.2.7—Existing and projected demand for the sewerage network</b>					
<b>Column 1 Service catchment</b>	<b>Column 2 Existing and projected demand (EP)</b>				
	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>Ultimate development</b>
Biloela	6,245	6,251	6,218	6,210	9,500
Moura	1,771	1,773	1,763	1,770	4,846
Theodore	473	473	470	470	797
Taroom	609	610	607	610	3,264
<b>Total</b>	<b>9,098</b>	<b>9,107</b>	<b>9,058</b>	<b>9,060</b>	<b>18,407</b>

<b>Table SC1.2.8—Existing and projected demand for the transport network</b>					
<b>Column 1 Service catchment</b>	<b>Column 2 Existing and projected demand (vpd)</b>				
	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>Ultimate development</b>
Entire Council Area	65,180	65,970	66,570	67,350	108,040
Valley View Upgrade	4,800	5,800	7,000	8,020	18,409
<b>Total</b>	<b>69,980</b>	<b>71,770</b>	<b>73,570</b>	<b>75,370</b>	<b>126,449</b>

<b>Table SC1.2.9—Existing and projected demand for the parks and land for community facilities network</b>					
<b>Column 1 Service catchment</b>	<b>Column 2 Existing and projected demand (pop.)</b>				
	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>Ultimate development</b>
Banana	143	143	143	143	521
Baralaba	272	272	270	270	1,562
Biloela	6,145	6,151	6,118	6,110	8,495
Moura	1,771	1,773	1,763	1,760	2,615
Taroom	609	610	607	605	2,847
Theodore	473	473	470	470	938
Thangool	309	309	308	305	524
Wowan	324	324	322	320	320
Goovigen	172	172	171	170	170
<b>Total inside PIA</b>	<b>25,662</b>	<b>26,209</b>	<b>26,777</b>	<b>27,283</b>	<b>17,992</b>

## SC1.3 Schedules of Works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Est. timing	Column 4 Est. cost <sup>35</sup>
WM-001	Mains - Reticulation ; Hutton St	2015	\$ 86,278
WM-002	Mains - Reticulation ; Leichhardt Hwy (incl Boring)	2015	\$ 26,006
WM-003	Mains - Reticulation ; North St	2018	\$234,345
WM-004	Mains - Rising ; New Feed (Dedicated) into Res	2017	\$138,885
WM-005	Mains - Reticulation ; The Boulevard	2018	\$39,603
WM-006	Mains - Reticulation ; Eidsvold-Theodore Rd	2019	\$113,572
WM-007	Mains - Rising ; New feed to Res from WTP	2015	\$493,500
WM-008	Mains - Reticulation ; Dawson St	2015	\$74,958
WM-009	Mains - Reticulation ; Wooroonah Rd (As per Cockatoo Coal Report)	2015	\$180,205
WM-010	Mains - Reticulation ; Mimosa St	2016	\$111,672
WM-011	Mains - Reticulation ; Mimosa St	2015	\$38,244
WM-012	Main - Raw ; Augment Raw Water Main to WTP	2016	\$3,784,574
WM-013	Mains - Rising ; Augment Feed from WTP to network	2017	\$161,663
WM-014	Mains - Reticulation ; Washpool St Trunk	2015	\$177,982
WM-015	Mains - Reticulation ; Eleventh Avenue	2014	\$44,669
WM-016	Mains - Reticulation ; Dunn/Quarrie Rd Link	2015	\$106,777
WM-017	Mains - Reticulation ; Dawson Highway - Zone Capacity	2021	\$ 95,243
WM-018	Mains - Reticulation ; Melton St Trunk Connection	2018	\$422,686
WM-019	Mains - Reticulation ; Kroombit St - Low Level Trunk Main	2016	\$529,200
WM-020	Mains - Reticulation ; Callide St Trunk	2016	\$382,068
WM-021	Mains - Reticulation ; Dunn St Linkage	2017	\$138,774
WM-022	Mains - Reticulation ; Miller St	2016	\$69,314
WM-023	Mains - Reticulation ; Yaldwyn St	2016	\$434,145
WM-024	Mains - Reticulation ; Upgrade feed past school	2017	\$ 88,697
WM-025	Mains - Reticulation ; Barrett St - Low Level	2022	\$44,057
WM-026	Main - Raw ; Augment feed from Bores to Res	2018	\$719,610
WM-027	Mains - Reticulation ; Link New Res into Network	2015	\$64,914
WM-028	Mains - Reticulation ; Remove existing link between Retic and Rising Main	2015	\$9,310
WM-029	Mains - Rising ; Convert existing main into dedicated rising main	2015	\$10,750
WM-030	Mains - Reticulation ; Ramsey St	2015	\$73,122
WM-031	Mains - Reticulation ; Convert Main to Dedicated Reticulation Main	2015	\$140,738
WM-032	Mains - Reticulation ; Upgrade Stanley St	2023	\$146,174
WM-033	Mains - Reticulation ; Upgrade Feed to Airport/School	2021	\$137,465
WM-034	Mains - Reticulation ; Barrett St - High Levels	2022	\$145,832
WM-035	Mains - Reticulation ; Dawson Highway - Zoning capacity	2020	\$125,682
WF-001	Treatment Plant - Replaced Water Treatment Plant, including Pump Station	2016	\$538,575
WF-002	Storage - Banana Reservoir (2 x 0.75MI)	2015	\$2,687,500
WF-003	Pump Station - Pump Upgrades (Banana Res)	2016	\$32,250
WF-004	Treatment Plant - Biloela Plant Automation	2016	\$2,365,000
WF-005	Treatment Plant - Moura WTP Augmentation	2015	\$2,365,000

<sup>35</sup> Table SC1.3.1 Column 4 The establishment cost is expressed in current cost terms as at the base date.

<b>Column 1 Map reference</b>	<b>Column 2 Trunk infrastructure</b>	<b>Column 3 Est. timing</b>	<b>Column 4 Est. cost<sup>35</sup></b>
WF-006	Pump Station - Moura Raw Water Pumps	2019	\$215,000
WF-007	Pump Station - Theodore New River Pumps (See CWW Report)	2016	\$10,750
WF-008	Treatment Plant - Theodore New Chlorine & Lime Dosing (See CWW Repo	2022	\$172,500
WF-009	Dosing Equipment - Thangool Chlorine Dosing (Solar Operated)	2017	\$107,500
WF-010	Storage - Goovigen 2 x 200kL Reservoir	2016	\$860,000
WF-011	Dosing Equipment - Wowan Chlorine	2019	\$215,000
WF-012	Treatment Plant - Theodore Automation	2019	\$537,500
WF-013	Treatment Plant - Taroom Iron Removal	2018	\$161,250
<b>TOTAL</b>			<b>\$19,686,696</b>

<b>Column 1 Map reference</b>	<b>Column 2 Trunk infrastructure</b>	<b>Column 3 Est. timing</b>	<b>Column 4 Est. cost<sup>36</sup></b>
<b>Passive Assets</b>			
SM-001	Main - Rising ; PS#1 to Wolsey St	2015	\$207,397
SM-002	Main - Gravity ; Hutton St to Highway	2015	\$85,030
SM-003	Main - Gravity ; New Gravity line (divert Netley St PS)	2016	\$368,463
SM-004	Main - Gravity ; Divert Cooinda PS	2017	\$103,097
SM-005	Main - Rising ; Rising Main to discharge to 84 Kroombit St	2019	\$526,139
SM-006	Main - Gravity ; Trunk Main Serve Big Box	2023	\$709,620
<b>Active Assets</b>			
SF-001	New STP ; Theodore STP	2015	\$1,806,000
SF-002	Augment PS #1 ; Biloela SPS#1	2016	\$499,875
SF-003	Remove PS #2 ; Biloela SPS#2	2016	\$53,750
SF-004	Recycled Water Study ; Theodore	2016	\$107,500
SF-005	Filtration - Tertiary ; Biloela	2016	\$1,128,750
SF-006	Augment PS1 ; Taroom SPS#1	2017	\$345,000
SF-007	Upgrades (Cardno Report) ; Taroom STP	2017	\$287,500
SF-008	Remove PS #5 ; Biloela SPSP#5	2017	\$57,500
SF-009	Disinfection Upgrade ; Biloela STP	2017	\$138,000
SF-010	New PS to Service Development ; Biloela "Big Box"	2018	\$345,000
SF-011	Increase Storage Capacity ; Biloela STP	2018	\$115,000
SF-012	Recycled Water Options - Class A+ ; Biloela STP	2019	\$345,000
SF-013	Humus Tank Return (Cardno Report) ; Biloela STP	2018	\$276,000
SF-014	Screening /Inlet (Cardno Report) ; Biloela STP	2013	\$376,250
SF-015	Sludge Management (Cardno Report) ; Biloela STP	2029	\$300,000
SF-016	Recycled Water Options ; Moura STO	2019	\$172,500
SF-017	Microwave SCADA Linkage ; Communications and Control	2018	\$235,750
SF-018	Recycled Water Options ; Theodore STP	2021	\$172,500
<b>TOTAL</b>			<b>\$8,761,622</b>

<sup>36</sup> Table SC1.3.2 Column 4 The establishment cost is expressed in current cost terms as at the base date.



<b>Column 1 Map reference</b>	<b>Column 2 Trunk infrastructure</b>	<b>Column 3 Est. timing</b>	<b>Column 4 Est. cost<sup>37</sup></b>
TL-001	Valley View Drive and Roundabouts	2012	\$272,597.80
<b>TOTAL</b>			<b>\$272,597.80</b>

<b>Column 1 Map reference</b>	<b>Column 2 Trunk infrastructure</b>	<b>Column 3 Est. timing</b>	<b>Column 4 Est. cost<sup>38</sup></b>
NP01	Metropolitan Recreation Park - Biloela(Lions Park)	2013	\$529,975
NP06	District Recreation Park - Biloela(Melton Park)	2013	\$505,250
NP07	District Recreation Park - Biloela(Bicentennial Park)	2020	\$24,725
NP02	Local Recreation Park - Biloela(Coorada St Park)	2014	\$17,738
NP11	District Recreation Park - Banana(Opportunity Park)	2020	\$333,500
NP09	Metropolitan Recreation Park - Moura(Lions Park)	2019	\$453,100
NP10	Local Recreation Park - Moura(Engle Park)	2024	\$79,200
NP14	District Recreation Park - Theodore(Neville Hewitt (Bullring) Park)	2016	\$183,825
NP21	District Recreation Park - Thangool (Thangool Memorial Park)	2013	\$192,425
NP08	District Recreation Park - Moura(Rotary Park)	2020	\$88,550
NP13	District Recreation Park - Theodore(Junction Park)	2026	\$433,200
NP15	Local Recreation Park - Theodore(Rotary Park)	2014	\$226,825
NP18	District Recreation Park - Taroom(Lions Park)	2024	\$153,600
NP17	District Recreation Park - Taroom(Leichhardt Park)	2015	\$258,000
NP05	District Recreation Park - Biloela(Malcolm Husbands Agility Park)	2017	\$46,000
NP04	District Recreation Park - Biloela(Jim Hooper Park)	2023	\$181,200
NP03	Local Recreation Park - Biloela(Tom Dawson Park)	2020	\$144,900
NS03	Metropolitan Sporting Park - Moura(Moura Sporting Reserve)	2013	\$33,325
NS04	District Sporting Park - Theodore(Theodore Sporting Reserve)	2012	\$77,400
NS01	District Sporting Park - Biloela(Biloela Swimming Pool)	2012	\$17,200
NS02	Metropolitan Sporting Park - Biloela(Magavalis Sporting Reserve)	2013	\$612,750
NP22	District Recreation Park - Goovigen(Goovigen Park)	2025	\$204,000
NP12	District Recreation Park - Baralaba(Baralaba Park)	2015	\$290,250
<b>TOTAL</b>			<b>\$5,086,938</b>

<sup>37</sup> Table SC1.3.3 Column 4 The establishment cost is expressed in current cost terms as at the base date.

<sup>38</sup> Table SC1.3.4 Column 4 The establishment cost is expressed in current cost terms as at the base date.

## **APPENDIX 1 — Zoning Maps**

## **APPENDIX 2 — Overlay Maps**

## ENDNOTES

### 1. Date to which amendments are incorporated

This reprint includes all amendments that were adopted at Banana Shire Council's May 2008, 25 June 2008 and 25 January 2017 Ordinary Meetings and amendments that were adopted under the Alignment Amendment Rules and Section 293 of the *Planning Act 2016*. Further amendments to the Banana Shire Planning Scheme may be made and incorporated from time to time.

### 2. List of annotations for planning scheme amendments

<p><b>Items addressed in Temporary Local Planning Instrument 1/08</b></p>	<ul style="list-style-type: none"> <li>• <b>Town Zone Code (Table 4.4.2 – Section P/A9.1) - Insertion of ‘missing’ Precinct Building Heights in certain Precincts:</b> Addition of the following heights will apply:             <ul style="list-style-type: none"> <li>• 4. Town – Industrial Precinct – 12m</li> <li>• 5. Town – Highway Precinct – 8.5m</li> <li>• 6. Town – Tourism Precinct – 8.5m</li> <li>• 7. Town – Community Precinct – 8.5m</li> <li>• 8. Town – Recreation Precinct – 8.5m</li> </ul> </li> <li>• <b>Reconfiguration of Lots Code (Table 6.14.1) - Insertion of Specific Outcomes and Probable Solutions for Reconfiguring a Lot within the Village Zone</b> – Addition of minimum lot size of land within the Village Zone – Central Business Area; Village Zone – Industrial Area and Village Zone – Balance Area to be 800m<sup>2</sup> and a minimum frontage of 20m for newly created lots in the Village Zone (excluding the Village – Rural Residential Area).</li> <li>• <b>Town of Biloela Map No. Zone 7</b> – Amendment to zoning of Lots 1, 2 6, 7 &amp; 8 on RP612973 and Lot 1 on SP177781, located in Callide Street, Biloela, from the Town Zone – Industrial Precinct to be included in the Town Zone – Commercial Precinct.</li> </ul>										
<p><b>Additional amendments</b></p>	<p><b>GENERAL –</b></p> <ul style="list-style-type: none"> <li>▪ Reference to Department of Natural Resources and <b>Mines</b> changed to Department of Natural Resources and <b>Water</b></li> </ul> <p><b>Part 2 – Interpretation Division 1: Schedule A – Defined Uses and Use Classes</b></p> <ul style="list-style-type: none"> <li>• Amendment to Rural Dwelling definition – third line: “dwellings <u>is</u> engaged in bona...” change to “dwellings <u>are</u> engaged in bona...”</li> </ul> <p><b>Part 2 – Interpretation Division 1: Schedule B – Administration Definitions</b></p> <ul style="list-style-type: none"> <li>• Addition of the following definitions:</li> </ul> <p><i>“domestic pet” means the keeping of any animal, bird, insect, reptile or fish kept on land for the interest, enjoyment or protection of residents of a house or dwelling unit. The numbers of animals are limited to the following:</i></p> <table style="margin-left: 40px;"> <tr> <td style="padding-right: 20px;"><i>Bees</i></td> <td><i>2 hives</i></td> </tr> <tr> <td style="padding-right: 20px;"><i>Caged Birds</i></td> <td><i>20 birds (except racing pigeons, squabs and quail – See Table A.1)</i></td> </tr> <tr> <td style="padding-right: 20px;"><i>Cats</i></td> <td><i>2 adult cats</i></td> </tr> <tr> <td style="padding-right: 20px;"><i>Dogs</i></td> <td><i>2 adult dogs</i></td> </tr> <tr> <td style="padding-right: 20px;"><i>Poultry</i></td> <td><i>12 hens, 0 roosters.</i></td> </tr> </table> <p><i>The term does not include the keeping of animals as separately defined as animal husbandry or intensive animal husbandry.”</i></p> <p><b>“Parks” premises for free outdoor public recreation and enjoyment, and possibly also for any or all of the following:</b></p> <p style="margin-left: 20px;">a) provision of a visually pleasant landscape,</p>	<i>Bees</i>	<i>2 hives</i>	<i>Caged Birds</i>	<i>20 birds (except racing pigeons, squabs and quail – See Table A.1)</i>	<i>Cats</i>	<i>2 adult cats</i>	<i>Dogs</i>	<i>2 adult dogs</i>	<i>Poultry</i>	<i>12 hens, 0 roosters.</i>
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- b) maintenance of natural processes, and protection of environmentally sensitive areas and/or culturally significant places, and/or
- c) educational opportunities associated with the recreation and/or conservation values of the park or area.

The term includes such ancillary facilities for park users as sporting and playground equipment, shelters, car parking areas, educational facilities, barbecue and picnic facilities, seating, toilets, showers and lighting.

**“Secondary Road Frontage”** means any road frontage to any lot or lots in addition to a road frontage used for primary vehicular access (eg. a corner lot has a road frontage and a secondary road frontage) and in no circumstance constitutes a State controlled road.”

~~“Small lots” means a lot in the Town Zone – Residential Precinct which has an area less than the ‘probable solution’ minimum lot size as identified in the Reconfiguring a Lot Code.~~

**Part 4 – Zones (general)**

- Deletion of ‘clearing of vegetation’ (eg. Rural Zone (1) (b)) under Assessment tables.
- Minor amendments throughout to ensure consistency in dot points/number/capital letters etc throughout zones
- Minor amendments throughout to ensure consistency in typing of ‘No Solutions Specified’

**Rural Zone -**

- Table 4.1.1 (1) – Column 2 under defined use class ‘House’ : The word ‘outside’ replaced with ‘inside’ in the Rural – Historically Subdivided Area.

**Town Zone –**

- Table 4.4.2 P/A6.2: Addition of the following: “In all other Precincts, buildings are to be setback a minimum of 6m from the road frontage.
- Table 4.4.2 P/A6.3: addition of the following: “Rear and side setbacks are to align with the Queensland Development Building Code and Building Code of Australia (QDC/BCA).”

**Village Zone -**

- In the introduction box ‘About the Village Zone’: dot point 2 – addition of dot point for Balance of Village Zoned land.
- Table 4.5.2 P/A5.1 3 (b) – replaced with the following “Rear and side setbacks are to align with the Queensland Development Building Code and Building Code of Australia (QDC/BCA).”

**Part 5 – Overlays (general)**

- Deletion of ‘clearing of vegetation’ (eg. Natural Conservation Overlay Code (1) (b).
- Minor amendments throughout to ensure consistency in dot points/number/capital letters etc throughout zones
- Minor amendments throughout to ensure consistency in typing of ‘No Solutions Specified’

**Natural Features and Conservation Areas Overlay**

- Amendments to the reference to Overlay throughout Scheme (including Overlay heading) to read “Natural Features and Conservation Areas Overlay”
- Table 5.1.1(1): Catchment Overlay: Amendment to Residential Use Class from “Exempt...disposal system within...” to “Exempt...disposal system outside...”

	<p><b>Part 6 – Codes (general)</b></p> <ul style="list-style-type: none"> <li>• Table 6.1.1 – amendment to the numbering system of Divisions starting at Extractive Industry Code.</li> <li>• Minor amendments throughout to ensure consistency in dot points/number/capital letters etc throughout zones</li> <li>• Minor amendments throughout to ensure consistency in typing of ‘No Solutions Specified’</li> </ul> <p><b>Division 7 - Development Standards Code and Division 8 - Development Design Code</b> – Various amendments throughout codes to ensure consistency with the Capricorn Municipal Development Guidelines (CMDG).</p> <p><b>Division 12 – House Code</b> – Deletion of point 5 under P/A5.1 and replace with: “Rear and side setbacks are to align with the Queensland Development Building Code and Building Code of Australia (QDC/BCA)”.</p> <p><b>Division 13 - Reconfiguring a Lot Code</b> –</p> <ul style="list-style-type: none"> <li>▪ Addition of a minimum lot size of 800m<sup>2</sup> and 20m frontage for lots within the Village Zone with reticulated sewerage, and a minimum area of 4000m<sup>2</sup> where lots are unsewered.</li> <li>▪ Minor amendment to P5.3, P9.3 and P10.2 for consistency in numbers.</li> </ul> <p><b>Volume 2 – Policy No. 3 – Parks Contributions</b> – Amendment to 3.1 to read: “The monetary contribution applicable to this Policy shall be set in Council’s Fees and Charges Schedule, which is subject to periodic review. The fee payable shall be the fee payable at the time of payment.”</p>
<b>Additional amendments 2</b>	<b>Part 5 – Division 1</b> – Replacement of Tables 5.1.1(1) and 5.1.1(2) altering levels of assessment for various development types within the Declared Sub-artesian Area to remove over-regulation of development.
<b>Alignment amendments</b>	<b>Entire Planning Scheme</b> – Various changes to bring the Planning Scheme into alignment with the new concepts and terminology included in the incoming <i>Planning Act 2016</i> .
<b>Alignment amendment 2</b>	<b>Part 5 – Division 1</b> – Replacement of Table 5.1.1(2) to reinstate Council’s in-force policy adopted on 25 January 2017 (refer to Additional amendments 2 above) omitted from the ‘Alignment Amendments’ in error.
<b>LGIP Amendment</b>	<b>Part 7</b> – Inclusion of new part to reflect adoption of the Local Government Infrastructure Plan on 22 August 2018.