

Banana Shire Council



Taroom Planning Scheme

TAROOM PLANNING SCHEME

Citation and commencement

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

Adoption

The local government for Taroom Shire adopted this planning scheme on 13 December 2006. Taroom Shire was subsequently amalgamated with Banana 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 Schedule 3

State Planning Policies

The Minister for Local Government and Planning identified the following relevant State Planning Policies as having been appropriately reflected in the planning scheme at the time of adoption and commencement. –

1. State Planning Policy 1/92 – Development and Conservation of Agricultural Land (where land is included within the Rural Zone – Rural B precinct only)
2. The bushfire and landslide components of State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide

The Minister of Local Government and Planning advised at the time of the adoption and commencement of the planning scheme that the following will continue to have effect –

1. The flood provisions of State Planning Policy 1/03; and
2. The State Planning Policy 1/92 provisions for land in the Rural Zone – Rural A precinct

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PART 1 INTRODUCTION

1.1 Purpose of the Planning Scheme

- (1) The Taroom planning scheme commenced under the repealed Integrated Planning Act 1997 (IPA) and has been prepared as a framework for managing *development* in a way that advances the purpose of the Integrated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.
- (3) The Taroom 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 has been made and certified by the Planning Minister under Section 66 of the Planning Act 2016. They 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].

1.3 Structure of the Planning Scheme

- (1) The planning scheme has the following components:

STRATEGIC DIRECTION (PART 3)
<p>Desired Environmental Outcomes (DEOs) DEOs represent what is sought to be achieved through the planning scheme and are expressions of endstates.</p> <p>Strategies Strategies enunciate how the DEOs will be sought to be achieved for the Taroom planning area.</p>
ZONES (PART 4)
<p>"Zones" organise the Taroom planning scheme area into broad land use allocations.</p>
TABLES OF ASSESSMENT (PART 4)
<p>Tables of assessment identify "<i>Development</i>", the applicable level of assessment and the applicable assessment benchmarks.</p>
CODES (PARTS 4 & 5)
<p>Zone Codes R.O.L Code</p> <p>Codes identify the assessment benchmarks that will form the basis of assessment for accepted development subject to requirements and assessable development.</p>

SCHEDULES

Schedules contain details that support the assessment benchmarks such as design and construction standards, separation distance requirements, and listings of specific sites for e.g. cultural heritage sites.

PLANNING SCHEME POLICIES

Policies identify additional requirements, procedural matters and information needs for assessable development.

MAPPING

Zone Mapping

“Zone” mapping spatially identifies the distinct land use allocation groupings for the local government.

Land Characteristic Areas Mapping

Land characteristic areas mapping spatially identifies particular areas of environmental, economic, or cultural importance where specific outcomes are sought to protect or promote the identified qualities, resource or constraint.

1.4 General Provisions

1.4.1 Area Covered by the Planning Scheme

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

1.4.2 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.

1.4.3 Punctuation

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

1.4.4 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.

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

¹ Footnote—this is an example of a footnote.

1.4.5 Categories of development

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

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 7 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 6 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.

1.4.6 Tables of assessment

1.4.6.1 Preliminary

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 in Part 4 contains a Table of assessment applicable to that zone.

1.4.6.2 Reading the tables

The tables identify the following:

- (1) the category of development - 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) 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 6 of the Regulation.

1.4.6.3 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 map.
- (3) determine if the development is not assessable under the planning scheme or is accepted development under Schedules 6 and 7 of the Regulation.
- (4) determine if the development is assessable development under schedule 10 of the Regulation as Regulated Development.
- (5) if the development is not Development identified under 1.4.6.3(3) and (4) then determine the initial category of assessment by reference to the tables in Part for each of the zones with:
 - Table section (1) Categories of development and assessment—Material change of use
 - Table section (2) Categories of development and assessment—Reconfiguring a lot
 - Table section (3) Categories of development and assessment—Building work
 - Table section (4) Levels of assessment—Operational work.

1.4.6.4 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) The category of development for development identified in 1.4.6.3 (3) and (4) override all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.
- (6) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application can not 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.

1.4.6.5 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable 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 and particularly in the summary Table provided in each of the zone code.

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 (with no requirements) includes in addition to that nominated under the Planning Regulation 2017 and the Tables of assessment, the following :
 - (a) "development" involving water cycle management infrastructure, including infrastructure for water supply, sewerage, collecting water, treating water, stream managing, disposing of waters and flood mitigation, but excluding water supply or sewage treatment plants
 - (b) development" involving the reticulation and distribution of electricity in: existing electricity easements; or existing electricity corridors; or roads;
 - (c) "development" involving the reticulation and distribution of gas in: existing gas easements; or existing gas corridors; or roads;
 - (d) "development" involving the reticulation and distribution of telecommunications, where co-located with existing telecommunications facilities;
 - (e) "development" involving the reticulation and distribution of mobile telecommunications, other than by way of cables, where co-located with existing mobile telecommunications facilities;
- (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.
- (5) Code assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column.
 - (b) that occurs as a result of development becoming code assessable pursuant to 1.4.6.5.(3), is to:
 - (i) 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.
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code.
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code.
 - (iii) acceptable outcomes are one means of achieving compliance with the corresponding performance outcome.
 - (d) 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.

- (6) Impact assessable development:
 - (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant).
 - (b) assessment is to have regard to the whole of the planning scheme, to the extent relevant.

- (c) to be assessed against any assessment benchmarks for the development identified in schedule 12 of the Regulation.

Editor's note—Schedule 19 of the Regulation identifies the matters that impact assessment must have regard to.

1.4.6.6 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.

Development under schedules 6 and 7 of the Regulation:

Table 1.4.6.6(1) —Regulated development - Material change of use

Use	Categories of development and assessment	Assessment benchmarks
Community residence	Accepted development subject to requirements	
	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 7, part 1 item 5 of the Regulation.

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

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

Table 1.4.6.6(2) — Regulated development: Reconfiguring a lot

Zone	Category of assessment	Assessment benchmarks
Urban zone and Small Town zones (residential category) or Industrial zone (industry category) (other than a rural residential zone)	Code assessment	
	Subdivision of one lot into two lots (and associated operational work) as 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 14 of the Regulation.

Table 1.4.6.6(3) — Regulated development: operational work

Zone	Category of assessment	Assessment benchmarks
Urban zone Small Town Zone (Residential zone category) or Industrial Zone (industry zone category)	Code assessment	
	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 14 of the Regulation.

PART 2 INTERPRETATION

2.1 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 Definitions

"Accommodation building" - means "*Premises*" comprising primarily of "*accommodation units*" such as motels, boarding-houses, guest-houses, hostels, unlicensed hotels, nursing homes, serviced rooms, or residential clubs and attached accommodation for the owner or the manager but does not include "*Caretaker's residence*", "*Detached house*", "*Hotel*", "*Multiple dwelling*" or "*Visitor accommodation*".

"Accommodation unit" – means any separate residential use area that is not self contained and is generally associated with temporary accommodation.

"Act" – means the Planning Act 2016.

"Agriculture" - means the use of "*Premises*" for commercial or other non-domestic activities involving the cultivation or harvesting of plants and includes forestry. The term does not include "*Intensive agriculture*".

"Airport" – means all site facilities and any building, installation and equipment used for the control of aircraft operations and any facility provided at such premises for the housing, servicing, maintenance and repair of aircraft, and for the assembly of passengers or goods.

"Ancillary use" – means means a "*Use*" associated with and directly related to, but incidental and subordinate to the predominant "*Use*".

"Bed and banks" – has the meaning given in the Water Act 2000.

"Bed and breakfast premises" – means "*Premises*" used for small scale accommodation purposes contained within the curtilage of an existing "*Detached house*".

"Building" – has the meaning given in the Building Act 1975.

"Building work" – has the meaning given in the Act.

"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).

"Caretaker's residence" – means "*Premises*" used for a "*Dwelling unit*" for accommodation for a person/s having the care of "*Premises*" lawfully used for business, commercial, charitable or sporting purposes where those "*Premises*" are on the same allotment as the "*Dwelling unit*".

"Catering premises" – means *"Premises"* used for the sale of food and refreshments such as restaurants, take-away food shops, cafes, kiosks and reception lounges but does not include *"Hotel"* or *"Indoor recreation"*.

"Cattery or kennel" – means *"Premises"* used for boarding, breeding, keeping, or training of cats or dogs for business purposes or for their impoundment.

"Child care centre" – means *"Premises"* used for the care, protection or supervision of children and includes a crèche, kindergarten and pre-school.

"Child oriented uses" includes the following uses:

- (1) **"Child care centre"**;
- (2) **"Home business"** providing home-based child care service; and
- (3) **"Educational establishment"** providing for preschool and primary school students.

"Commencement" – the day the *"Scheme"* took effect.

"Commercial activities" – means *"Premises"* used for activities involving the provision of goods, food, services or entertainment, including:

- (1) **"Catering premises"**;
- (2) **"Commercial premises"**;
- (3) **"Hotel"**; and
- (4) **"Professional office"**.
- (5) **"Shop"**; and
- (6) **"Tourist facility"**.

"Commercial premises" – means *"Premises"* used for business offices or for other business or commercial purposes but not for *"Professional office"*.

"Community oriented activities" – means *"Premises"* used for activities involving the provision of social, cultural, educational, community, infrastructure, hospital, cemeteries, crematorium, and government services, including:

- (1) **"Child care centre"**;
- (2) **"Educational establishment"**;
- (3) **"Place of worship"**; and
- (4) **"Public utility"**.

"Council" – means the Council of the Shire of Banana.

"Detached house" – means *"Premises"* used for residential accommodation which comprises one *"Dwelling unit"* on one lot.

"Development" – has the meaning given in the Act.

"Dwelling unit" – means any *"Building"* or part thereof comprising a self-contained unit exclusively for residential use and includes the curtilage thereof.

"Educational establishment" – means *"Premises"* used for a school, college, university, technical institute, academy, educational centre, public library, lecture hall, art gallery or museum.

"Electricity Transmission Line Easement" – means 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.

"Extractive industry" – means *"Premises"* used for mining or an industrial activity involving:

- (1) the extraction of sand, gravel, clay, soil, rock, stone or any similar substance from land, whether or not any overburden is also extracted;
- (2) the rehabilitation of the land, and
- (3) the treatment including crushing or screening of that substance on, or on land abutting, the land from which that substance is extracted.

"Formed road" – means a road that has a minimum constructed standard of a gravel road in accordance with the CMDG and maintained by Council or other authority.

"Grazing" – means the use of *"Premises"* for commercial or other non-domestic activities involving the breeding, keeping or depasturing of animals, but does not include *"Intensive animal industries"*.

"Habitable Buildings" – means any building, part of building or structure able to be lawfully used for "residential activities".

"Hazardous Vegetation" – has the meaning given in the SPP.

"Home business" – means "Premises" used for a commercial activity undertaken within the curtilage of a "Detached house" or "Dwelling unit", excluding the use of "Premises" as a shop selling goods not produced on the "Premises" or for any "Industrial activities". The term includes home-based childcare service, caring for up to 6 children.

"Hotel" – means "Premises" used for the sale of liquor for consumption on the "Premises", or on and off the "Premises", together with the provision of meals and accommodation.

"Indoor recreation" – means "Premises" used for any sporting or recreational activities where such "Use" is primarily indoors and includes the sale of food or refreshment.

"Industrial activities" – means "Premises" used for activities involving the manufacture, production, servicing, storage and distribution of goods, articles, equipment or vehicles, including:

- (1) **"Extractive industry"**;
- (2) **"Industry"**;
- (3) **"Noxious industry"**;
- (4) **"Service station"**;
- (5) **"Storage facility"**; and
- (6) **"Transport terminal"**.

"Industry" – means "Premises" used for:

- (1) an industrial activity such as:
 - (a) a manufacturing process whether or not such process results in the production of a finished article;
 - (b) the breaking up or dismantling of any goods or article for trade, sale, or gain, or ancillary to any business;
 - (c) repairing, servicing and cleaning of articles, including vehicles, machinery; or
 - (d) an operation connected with the installation of equipment and services but not including on-site work on "Premises"; and
- (2) the following activities when carried out in connection with an industrial activity:
 - (a) the storage of goods used in connection with or resulting from an industrial activity;
 - (b) the provision of amenities for persons engaged in an industrial activity;
 - (c) the sale of goods resulting from but ancillary to an industrial activity; and
 - (d) any work of administration or accounting.

"Intensive agriculture" – means the use of "Premises" for commercial or other non-domestic activities involving the cultivation or harvesting of plants where the use involves the application of agricultural chemicals (other than for the treatment of pests or diseases declared under a statute such as the Rural Lands Protection Act 1985 or the Plant Protection Act 1989) or of irrigation water.

"Intensive animal industry" – means the use of "Premises", including buildings, structures, pens, storage areas and effluent treatment areas, for commercial or other non-domestic activities involving the breeding, keeping, or depasturing of animals where the animals:

- (1) are reliant on prepared or manufactured feed for production purposes; and/or
- (2) are temporarily held pending transportation or marketing.

The term includes the use of premises for purposes such as:

- (1) **"Aquaculture"**
- (2) **"Dairy"**
- (3) **"Commercial Livestock Dip"**
- (4) **"Lot Feeding"**
- (5) **"Piggery"**
- (6) **"Poultry Farm"**
- (7) **"Stable"**
- (8) **"Cattery"**
- (9) **"Kennel"**
- (10) **Commercial Stockyard**

(Note – in relation to prepared or manufactured feed for production purposes, this excludes supplemental feeding for weaning or for emergency purposes)

"Lake" – has the meaning given in the Water Act 2000.

"Local Law" – means a *"Local Law"* of the *"Council"* made under the Local Government Act 2009

"Material change of use" – has the meaning given in the 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) 50m²; or
- (2) an area equal to 5% of the gross floor area of the building..

"Multiple dwelling" – means *"Premises"* used for longer term residential accommodation for several discrete households, domestic groups or individuals which:

- (1) comprises more than one *"Dwelling unit"*;
- (2) includes, but is not limited to:
 - (a) community dwelling (where unrelated people maintain a common discipline, religion or similar);
 - (b) duplex;
 - (c) flats;
 - (d) retirement village;
 - (e) relocatable home park; and
- (3) may include ancillary activities such as:
 - (a) recreation facilities which cater exclusively for the residents of the dwelling; and
 - (b) a manager's office and residence.

"Noxious industry" – means an industry where:

- (1) the use of *"Premises"* causes detriment to the amenity of the area by reason of the emission of noise or vibration; and
- (2) the process involved; or the method of manufacture; or the nature of the materials or goods which are used, produced or stored:
 - (a) causes fumes, vapours or gases, or discharges dust, foul liquid, blood or other impurities; or
 - (b) constitutes a danger to persons or *"Premises"*.

"Operational work" – has the meaning given in the Act.

"Open space and recreation activities" – means *"Premises"* used for activities involving sport, active or passive recreation, including:

- (1) **"Indoor recreation"**; and
- (2) **"Outdoor recreation"**

"Outdoor activity area" – includes storage areas, carparking, vehicle manoeuvring and loading / unloading areas and recreation areas associated with the *"Use"*. The term does not include passive areas, such as landscaping areas, cropping areas associated with *"Agriculture"* or pasture areas associated with *"Grazing"*.

"Outdoor recreation" – means *"Premises"* used for any sporting or recreational activities where such *"Use"* is primarily outdoors and includes the sale of food or refreshment.

"Park" - means an area of land and associated *"Buildings"* or *"Structures"* used solely for passive recreation, picnic areas or gardens, which are open without charge to the public.

"Place of worship" – means *"Premises"* used for the public religious and associated social and recreational activities of a religious organisation whether or not those *"Premises"* are also used for religious instruction but does not include a *"Child care centre"* or *"Educational establishment"*.

"Plan area" – has the meaning given to the planning scheme area in the Act, with the Taroom planning scheme area forming only part of the Banana Shire.

"Plan of survey" – means an accurate plan prepared by an authorised or qualified surveyor which divides or subdivides any land into allotments or otherwise, whether or not such division or subdivision includes any new road, pathway, lane or reserve.

"Plumbing or drainage work" – has the meaning given in the Integrated Planning Act 1997.

"Premises" – means any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.

"Prescribed fee" – means the fee determined by "Council" from time to time as payable to "Council" in respect of a development application under the "Act".

"Professional offices" – means "Premises" used for the provision of professional services or the giving of professional advice but does not include "Commercial premises" or "Home business".

"Public utility" – means "Premises" used for a waste landfill site, the supply of water, hydraulic power, electricity or gas, or provision of telephone, sewerage, postal or drainage services or the provision or maintenance of roads or traffic controls or railways or railway controls.

"Railway activities" – means "Premises" used for the purposes of planning, construction, maintaining and operating rail infrastructure, facilities and rolling stock, including:

- (1) **rail maintenance depots;**
- (2) **rail workshops; and**
- (3) **rail freight centres.**

"Reconfiguring a lot" – has the meaning given in the Act.

"Repealed Act" – has the meaning given in the Act (being recognized in the Taroom planning scheme context as the Integrated Planning Act).

"Residential activities" – means "Premises" used for activities involving the accommodation of persons, including:

- (1) **"Accommodation building";**
- (2) **"Bed and breakfast premises";**
- (3) **"Caretaker's residence";**
- (4) **"Detached house";**
- (5) **"Home business";**
- (6) **"Multiple dwelling"; and**
- (7) **"Visitor accommodation".**

"Rural activities" – means "Premises" used for activities involving: horticulture or the growing of crops; and/or the keeping of livestock, including:

- (1) **"Agriculture";**
- (2) **"Grazing";**
- (3) **"Intensive agriculture"; and**
- (4) **"Intensive animal industry".**

"Scheme" – means the Taroom Planning Scheme for part of the Banana Shire.

"Sensitive land use" – includes, "Accommodation building", "Bed and breakfast premises", "Child care centre", "Detached house", "Educational establishment", "Home business" providing home-based child care service, "Multiple dwelling", "Tourist facility", and "Visitor accommodation" and includes any land in the Urban "Zone" or Small Town "Zone".

"Service station" – means "Premises" used for:

- (1) the fuelling of motor vehicles involving the sale by retail of motor fuel; and
- (2) the following activities when carried out in connection with the fuelling of motor vehicles:
 - (a) the sale by retail of petroleum products, automotive parts and accessories and goods for the comfort and convenience of travellers; and
 - (b) the servicing and minor repairs of motor vehicles.

The term does not include "Shop" or "Industry".

"Shop" – means "Premises" (not elsewhere defined in this section) used for the displaying or offering of goods for sale by retail or hire to members of the public. The term includes an integrated "Premises" commonly referred to as shopping centre involving "Shops" and other "Uses" such as "Catering premises", "Commercial premises" and "Professional offices".

"Stable" – means "Premises" used for boarding, breeding, keeping, or training of horses for business purposes or for their impoundment, other than where associated with "Grazing".

"State controlled road" – has the meaning given in the Transport Infrastructure Act 1994.

"Storage facility" – means "Premises" used for the storage of goods, including the selling of those goods by wholesale. The term includes storage activities such as a builder's yard or construction contractor's yard, a

truck, vehicle or plant parking depot. The term also includes the following activities when carried out in connection with a storage activity:

- (a) the work of administration or accounting; and
- (b) the garaging and routine servicing of vehicles associated with the conduct of the storage activity.

"Structure" – has the meaning given in the Building Act 1975.

"Total use area" – means the sum of all parts of the lot used for that particular *"Use"*, including any ancillary use, but does not include areas used for:

- (1) car parking;
- (2) landscaping; and
- (3) vehicle manoeuvring.

For the purpose of calculating carparking requirements the term includes the total floor area of all *"Buildings"*.

"Tourist facility" – means *"Premises"* providing entertainment, recreation or similar facilities for use mainly by the general tourist or holidaying public.

"Transport terminal" – means *"Premises"* used for the transport of goods and people, including the loading, unloading and temporary storage of goods. The term also includes the garaging and routine servicing of vehicles engaged in the transport of such goods and people.

"Use" – has the meaning given in the Act.

"Visitor accommodation" – means *"Premises"* used for the temporary accommodation of and rendering services to travellers or tourists and includes *"Uses"* such as cabin parks, camping grounds, caravan parks and farm stays.

"Watercourse" – has the meaning given in the Water Act 2000.

"Zone" – means the divisions into which the *"Plan area"* is divided by the *"Scheme"*.

PART 3 STRATEGIC DIRECTION

Desired environmental outcomes are based on ecological sustainability established by the Integrated Planning Act and the Planning Act 2016 and are the basis for the measures of the planning scheme.

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

The desired environmental outcomes for Taroom Planning scheme area are as follows:

3.1 The Environment

In the Taroom planning scheme area (being part of the Banana Shire), ecological systems, the unique natural environment (including the landscape and natural features such as Expedition National Park, Isla Gorge National Park, Precipice National Park, conservation parks and reserves and important wetlands) and items and places of cultural and heritage significance are protected and enhanced by development.

- Development is managed to minimise any adverse impacts on air and water quality, to prevent land degradation, loss of habitat and biodiversity and to protect riparian areas, ridgelines and escarpments.
- Protected areas (including Expedition National Park, Isla Gorge National Park, Precipice National Park, Lake Murphy Conservation Park, Carraba Conservation Park, Glen Leigh Environmental Reserve, Expedition Resources Reserve, Stones Country Resources Reserve, Palm Tree Creek – important wetland and Robinson Creek – important wetland) and areas, local items and places of cultural significance (including areas along water courses) are identified to ensure their environmental, landscape values and historic significance are protected and enhanced through compatible development.

3.2 Economic Development

The economy of the Taroom planning scheme area (being part of the Banana Shire), is enhanced and diversified through the sustainable use of natural resources (including land and mineral resources) and through a wide range of other economic activities that respect the hierarchy of the urban centres Taroom and Wandoan and the small town of Guluguba.

- The Planning Scheme reinforces the roles of Taroom and Wandoan as the principal places for administrative services, business, industry and commerce within the Shire.
- The local service role of the small town of Guluguba is protected and enhanced.
- Productive rural land, rural industries and natural features (including mineral and extractive resources and tourist resources such as National Parks, Reserves, Conservation Parks and Wetlands) are protected to reflect and enhance their continued economic potential and viability.
- The Shire's industrial areas in Taroom and Wandoan are consolidated and protected to ensure their roles as the key areas for industrial activity are reinforced.

3.3 Community and Services

Development in the Taroom planning scheme area (being part of the Banana Shire), is consistent with community expectations and needs, and contributes to community wellbeing through the enhancement of core community elements (including the built environment, services, facilities and infrastructure).

- The settlement pattern is logical and sequenced and the built environment contributes to the overall rural amenity and character of Taroom Shire.
- People are connected to public spaces (including recreational areas) and community services through an appropriate land use structure and the provision of infrastructure, particularly within the urban centres of Taroom and Wandoan, and small town of Guluguba.
- Development contributes to the health and safety of people and provides a diverse range of housing types, services and facilities.
- Infrastructure (including water, sewerage and roads) reflects community expectations and needs, meets engineering and environmental standards and is provided in an orderly and logical sequence to ensure cost effectiveness.

PART 4 ZONES

4.1 Rural “Zone”

4.1.1 Intent

The Rural “Zone” is intended primarily for rural uses and associated activities.

4.1.2 Rural “Zone” Table of Assessment

(1) Categories of development and assessment —Material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
“Accommodation building”	Impact Assessment	The Planning Scheme
“Agriculture”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Rural “Zone” Code Code Assessment if not Accepted development subject to requirements	Rural “Zone” Code -AO’s referenced in Table 4.1.3.2 Rural “Zone” Code
“Bed and breakfast premises”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Rural “Zone” Code Code Assessment if not Accepted development subject to requirements	Rural “Zone” Code-AO’s referenced in Table 4.1.3.2 Rural “Zone” Code
“Caretaker’s residence”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Rural “Zone” Code Code Assessment if not Accepted development subject to requirements	Rural “Zone” Code-AO’s referenced in Table 4.1.3.2 Rural “Zone” Code
“Commercial activities” where involving a “Material Change of Use” from one to another of “Commercial premises”, “Professional office” or “Shop” and where involving no or only minor “Building Work” only	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Rural “Zone” Code Code Assessment if not Accepted development subject to requirements	Rural “Zone” Code-AO’s referenced in Table 4.1.3.2 Rural “Zone” Code
“Detached house”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Rural “Zone” Code Code Assessment if not Accepted development subject to requirements	Rural “Zone” Code-AO’s referenced in Table 4.1.3.2 Rural “Zone” Code
“Grazing”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Rural “Zone” Code Code Assessment if not Accepted development subject to requirements	Rural “Zone” Code AO’s referenced in Table 4.1.3.2 Rural “Zone” Code
“Hotel”	Impact Assessment	The Planning scheme
“Home business”	Accepted development subject to requirements where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if not Accepted development subject to requirements	Rural “Zone” Code AO’s referenced in Table 4.1.3.2 Rural “Zone” Code
“Industrial activities”	Code Assessment if having a “Total use area” less than 150.0m ² Impact Assessment if not code assessment	Rural “Zone” Code The Planning Scheme
“Intensive agriculture”	Impact Assessment	The Planning Scheme
“Intensive animal industry”	Impact Assessment	The Planning Scheme
“Multiple dwelling”	Impact Assessment	The Planning Scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
“Visitor accommodation”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Rural “Zone” Code Code Assessment if not Accepted development subject to requirements	Rural “Zone” Code AO’s referenced in Table 4.1.3.2 Rural “Zone” Code
All other “Uses” defined in the “Scheme”	Code Assessment	Rural “Zone” Code
All other “Uses” not defined in the “Scheme”	Impact Assessment	The Planning Scheme

(2) Categories of development and assessment — Reconfiguring a lot”

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
“Reconfiguring a lot”	Code Assessment	Reconfiguring a lot Code

(3) Categories of development and assessment — “Building work” where not associated with a “Material Change of use”

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
“Building work” where not identified as Acceptable development in section 1.4.6.5 of the “Scheme”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Rural “Zone” Code Code Assessment if not Accepted development subject to requirements	Rural “Zone” Code- AO’s referenced in Table 4.1.3.2 Rural “Zone” Code

(4) Categories of development and assessment — “Operational work” where not associated with a “Material Change of use”

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Excavation or filling	Accepted development subject to requirements where: (1) less than 1 metre above or below natural ground level and involving less than 100m ³ of material; or (2) 1 metre or more above or below natural ground level and involving less than 50m ³ of material; and where complying with the applicable acceptable outcomes in the Rural “Zone” Code Code Assessment if not Accepted development subject to requirements	Rural “Zone” Code- AO’s referenced in Table 4.1.3.2 Rural “Zone” Code

4.1.3 Rural “Zone” Code

4.1.3.1 Application of code

- (1) The provisions of this code apply to “Development” being any:
- “Material change of use”;
 - “Building work”; or
 - “Operational work”.

4.1.3.2 Accepted Development subject to requirements - Applicable Acceptable Outcomes

The applicable acceptable outcomes for accepted development subject to requirements are as set out in Table 4.1.3.2:

Table 4.1.3.2

“Material change of use”	Applicable Acceptable Outcomes
“Agriculture”	AO6 AO7.1 AO7.2 AO8 AO10 AO11.1 AO11.5 AO11.6 AO13.1 AO13.2 AO15 AO16.1 AO19.1 AO19.2 AO20 AO21 AO22 AO24.1 AO28.1 AO28.2 AO28.3 AO30 AO33 AO34 AO35 AO37
“Bed and breakfast premises”	AO6 AO7.1 AO7.2 AO8 AO10 AO11.1 AO11.3 AO11.5 AO11.6 AO12.1 AO12.2 AO12.3 AO13.1 AO13.2 AO14 AO15 AO16.1 AO17.1 AO19.1 AO19.2 AO20 AO21 AO22 AO24.1 AO28.1 AO28.2 AO28.3 AO29 AO30 AO33 AO34 AO35 AO37 AO39.1 AO39.2
“Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” and where involving minor “Building work” only	AO3 AO4.1 AO4.2 AO10 AO12.1 AO12.2 AO13.1 AO13.2 AO14 AO15 AO16.1 AO17.1 AO19.1 AO19.2 AO20.2 AO20 AO22 AO24.1 AO28.1 AO28.2 AO28.3 AO29 AO33 AO34 AO35
“Caretaker’s residence”	AO5.2 AO6 AO7.1 AO7.2 AO8 AO10 AO11.5 AO11.6 AO12.1 AO12.2 AO12.3 AO13.1 AO13.2 AO14 AO15 AO16.1 AO17.1 AO19.1 AO19.2 AO20 AO21 AO22 AO24.1 AO28.1 AO28.2 AO28.3 AO29 AO30 AO33 AO35 AO36 AO38
“Detached house”	AO5.1 AO6 AO7.1 AO7.2 AO8 AO10 AO11.1 AO11.3 AO11.5 AO11.6 AO12.1 AO12.2 AO12.3 AO13.1 AO13.2 AO14 AO15 AO16.1 AO17.1 AO19.1 AO19.2 AO20 AO21 AO22 AO24.1 AO28.1 AO28.2 AO28.3 AO29 AO30 AO33 AO34 AO35 AO37
“Grazing”	AO6 AO7.1 AO7.2 AO8 AO10 AO11.1 AO11.4 AO11.5 AO11.6 AO13 AO13 AO15 AO16.1 AO19.1 AO19.2 AO20 AO21 AO22 AO24 AO28.1 AO28.2 AO28.3 AO30 AO33 AO34AO35 AO37
“Home business”	AO4.1 AO4.2 AO6 AO7.1 AO7.2 AO8 AO10 AO11.5 AO11.6 AO12.1 AO12.2 AO12.3 AO13.1 AO13.2 AO14 AO15 AO16.1 AO17.1 AO19.1 AO19.2 AO20 AO21 AO22 AO24.1 AO28.1 AO28.2 AO28.3 AO29 AO30 AO33 AO34 AO35 AO37 AO41.1 AO41.2 AO41.3 AO41.4 AO41.5
“Home business” providing home-based childcare	AO4.1 AO4.2 AO6 AO7.1 AO7.2 AO8 AO10 AO11.5 AO11.6 AO12.1 AO12.2 AO12.3 AO13.1 AO13.2 AO14 AO15 AO16.1 AO17.1 AO19.1 AO19.2 AO20 AO21 AO22 AO24.1 AO28.1 AO28.2 AO28.3 AO29 AO30 AO33 AO34 AO35 AO37 AO41.1 AO41.2 AO41.3
“Visitor accommodation”	AO4.1 AO4.2 AO6 AO7.1 AO7.2 AO8 AO10 AO11.1 AO11.3 AO11.5 AO11.6 AO12.1 AO12.2 AO12.3 AO13.1 AO13.2 AO14 AO15 AO16.1 AO17.1 AO19.1 AO19.2 AO20 AO21 AO22 AO24.1 AO28.1 AO28.2 AO28.3 AO29 AO30 AO33 AO34 AO35 AO37 AO44.1 AO44.2 AO44.3
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Outcomes
“Building work”	AO1 AO2.1 AO2.2 AO3 AO4 AO5 AO6 AO7.1 AO7.2 AO8 AO9 AO10
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Outcomes
Excavation or Filling	AO2.1 AO2.2 AO2.3 AO3 AO4 AO5 AO6.1 AO6.2 AO8 AO9

4.1.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) The Rural “Zone” retains its viability as an area of primary production.
- (3) Future “Rural activities” are appropriately located within the Rural “Zone” and existing and future “Rural activities” are not prejudiced by inappropriate development.
- (4) Within the Rural “Zone”, “development”:
 - (a) maintains the environment, including soil, air and water, compatible with healthy natural systems and ensures public health and safety;
 - (b) protects Agricultural Land Classification (ALC) Class A and Class B land for sustainable agricultural use and from fragmentation, alienation or encroachment of incompatible land “uses” in accordance with the State Planning Policy mapping.
 - (c) is located, designed and operated in a manner that protects and enhances the predominant rural scale, intensity, form and character;
 - (d) maintains the rural amenity;
 - (e) does not prejudice or impact adversely on other “uses” including those within other “Zones”;
 - (f) does not prejudice extractive or mining resources;
 - (g) has an appropriately designed access to the road network, and traffic generated by the development does not impact adversely on the local road network;
 - (h) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (i) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure;
 - (j) is located and designed in ways that minimise the need for flood, bushfire and landslide mitigation, and to protect people and premises from such natural events;
 - (k) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to standards being fit for purpose and sufficient for the “use”; and
 - (l) does not impact adversely on infrastructure.
- (5) Within the Rural “Zone”, the Rural “Zone” Code allows for:
 - (a) tourist related uses (“bed and breakfast premises” and “visitor accommodation”) and “home businesses” where they are of a small scale and are compatible with surrounding “uses”;
 - (b) the protection of existing “intensive animal industries” and “extractive industries” from incompatible “uses”;
 - (c) “intensive animal industries” and “extractive industries”, where located and operated so as to ensure no detrimental impact on surrounding “uses” or on the environment; and
 - (d) limited industrial “uses”, where it can be demonstrated those “uses” are associated with rural production and can not reasonably be established in the Industrial “Zone”.

4.1.3.4 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability – “Material change of Use”

<i>“Material change of use”</i>			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the “Scheme”)
Location	<p>PO1 Non-“Rural activities” - Locational Criteria Non-“Rural activities” are located in the Rural “Zone” only where those activities:</p> <ul style="list-style-type: none"> (a) do not impact adversely on the amenity of the Rural “Zone”; (b) demonstrate a nexus with rural activities or natural or cultural resources; (c) do not compromise the consolidation of like non-“Rural activities” in other more appropriate “Zones”; (d) do not prejudice the productive capacity of existing or future rural land; and (e) protect the landscape values and scenic qualities of the Rural “Zone”. 	No acceptable outcome is prescribed.	
Amenity	<p>PO2 Non-“Rural activities” - Scale Non-“Rural activities” are of a scale that is consistent with protecting the character and amenity of the Rural “Zone” and which will not compromise the continued operation and viability of other “Uses” or activities in the Rural “Zone” or other adjoining “Zones”.</p>	AO2 The “Total use area” is less than 150m ² on a premises.	
Amenity	<p>PO3 Non-“Rural activities” - Operating Hours Non-“Rural activities” are operated so as to ensure that the activities and the operation of equipment occur at times that protect the amenity of the Rural “Zone”.</p>	AO3 Non-“Rural activities” are operated only between the hours of 7:00am and 6:00pm.	A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”
Amenity	<p>PO4 Non-“Rural activities” - Delivery of Goods The loading and unloading of goods in connection with non-“Rural activities” occurs at appropriate times to protect the amenity of the Rural “Zone”.</p>	<p>AO4.1 Loading and unloading occurs only between the hours of:</p> <ul style="list-style-type: none"> (a) 8:00am and 6:00pm, Monday to Friday and (b) 8:00am and 12:00 (noon) on Saturdays. <p>AO4.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	<p>A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” “Visitor accommodation” “Home business”</p> <p>A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” “Visitor accommodation” “Home business”</p>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the "Scheme")
Amenity	PO5 "Residential Activities" - Density Land within the Rural "Zone" provides for a limited range of residential uses at a density that does not compromise the predominant use of the land for rural activities.	For "Detached houses": AO5.1 No more than 1 (one) "Detached house" per lot. Note: Exceeding this limitation will trigger the use of the lot as a Multiple dwelling. For "Caretaker's residences": AO5.2 No more than 1 (one) "Caretaker's residence" per lot. For all other "Residential activities": No acceptable outcome is prescribed.	"Detached house" "Caretaker's residence"
Amenity	PO6 Height The height of "Buildings" and "Structures" does not adversely impact on the amenity of the Rural "Zone" and is consistent with the predominant rural form and character.	AO6 "Buildings" and "Structures" other than those within 100 metres of the boundary of an "Airport" are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing "Building" and no "Building works" are being undertaken for that existing "Building" and excluding windmills, silos and other rural operational equipment).	"Agriculture" "Bed and breakfast premises" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"
Amenity	PO7 Setbacks and Boundary Clearances "Buildings" and "Structures" are located to ensure the rural amenity is protected and enhanced.	AO7.1 "Buildings" and "Structures" have a setback of not less than 20 metres from any road frontage other than a State Controlled Road as identified on Land Characteristics Map – Features Map 1. AO7.2 "Buildings" and "Structures" have side and rear boundary clearances of not less than 15 metres from property boundaries. (Except where establishing in an existing "Building" and no "Building works" are being undertaken for that existing "Building").	"Agriculture" "Bed and breakfast premises" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation" "Agriculture" "Bed and breakfast premises" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"
Amenity	PO8 Ridgelines and Escarpments Ridgelines and escarpments are maintained in a natural state to protect the rural character and landscape values.	AO8 All "Buildings" and "Structures" maintain a minimum 50 metre separation distance to a ridgeline or escarpment. (Except where establishing in an existing "Building" and no "Building works" are being undertaken and excluding windmills and other rural operational equipment.)	"Agriculture" "Bed and breakfast premises" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"
Amenity	PO9 Landscaping and External Activity Areas Landscaping and external activity areas are provided on - site to: (a) contribute to a pleasant and functional rural built form; (b) provide positive sun and breeze control; (c) make provision for recreation areas; and (d) contribute to the Rural "Zone's" positive visual qualities	No acceptable outcome is prescribed.	

"Material change of use"		
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the "Scheme")
Amenity	<p>PO10 Lighting The design of lighting does not compromise the amenity of the Rural "Zone" through poorly directed lighting, lighting overspill or lighting glare.</p>	<p>AO10 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p> <p>"Agriculture" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"</p>
Amenity	<p>PO11 Separation of Incompatible Land Uses Separation distances are provided to ensure:</p> <p>(a) the future viability of surrounding uses;</p> <p>(b) infrastructure items are protected from incompatible "Development";</p> <p>(c) an appropriate standard of amenity and public safety;</p> <p>(d) and</p> <p>(e) conflict arising from incompatible "Uses" is minimised.</p>	<p>For "Sensitive land uses" and "rural activities" other than "Intensive animal industries": AO11.1 Minimum separation between "Sensitive land uses" and "rural activities" comply with State Interest guideline –Agriculture SPP- State interest Guideline Agriculture Part E Section 3 – Separation areas between agricultural and non--agricultural land use. For "Intensive animal industries": AO11.2 Minimum separation distances to "Sensitive land uses" are as stated in Schedule 2, Division 1: Separation Distances – Intensive Animal Industries, Section 1.1. For "Sensitive land uses": AO11.3 Minimum separation distances to "Intensive animal industries" are as stated in Schedule 2, Division 1: Separation Distances – Intensive Animal Industries, Section 1.2. For "Grazing": AO11.4 Pens and yards maintain a minimum separation distance of 300 metres to "sensitive land uses" not associated with the "grazing". For all "Uses" other than "Extractive Industries" AO11.5 "Buildings", "Structures" "Outdoor Activity Areas" maintain a minimum separation distance to "Extractive Industries" as stated in Schedule 2, Division 2: Separation Distances – Extractive Industries, Section 2.1. For all "Uses": AO11.6 "Buildings", "Structures" and "Outdoor Activity Areas" maintain a minimum separation distance to petroleum and gas pipelines (as identified on Land Characteristics Map – Features Map 1) and refuse tips (as identified in Schedule 2, Division 5: Refuse Tips, Section 5.1) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.</p> <p>"Agriculture" "Bed and breakfast premises" "Detached house" "Grazing" "Visitor accommodation"</p> <p>"Bed and breakfast premises" "Detached house" "Visitor accommodation"</p> <p>"Grazing"</p> <p>"Agriculture" "Bed and breakfast premises" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"</p> <p>"Agriculture" "Bed and breakfast premises" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"</p>

"Material change of use"		
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the "Scheme")
Infrastructure	<p>PO12 Water Supply All "Premises" have an adequate volume and supply of water for the "Use", which is also adequate for fire fighting purposes.</p> <p>AO12.1 "Premises" are connected to Council's reticulated water supply system. or</p> <p>AO12.2 "Premises" are connected to an approved water allocation as provided by the relevant agency. or</p> <p>For "Residential Activities": AO12.3 "Premises" are connected to a rain water tank with a minimum capacity of: (a) 45 000 litres where not in a reticulated water supply area; (b) 22 500 litres where in a reticulated water supply area.</p> <p>For all "Uses" other than "Residential Activities": No acceptable outcome is prescribed. For all "Premises" in Medium and High bushfire hazard areas as identified on Land Characteristics Map – Bushfire Hazard Areas: AO12.4 On-site water storage of not less than 5000 litres is provided by way of dam, swimming pool or tank fitted with fire brigade tank fittings. or AO12.5 "Premises" are connected to a reticulated water supply that has flow and pressure characteristics of 10 litres a second at 200 kPa.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business" "Visitor accommodation" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business" "Visitor accommodation" "Bed and breakfast premises" "Caretaker's residence" "Detached house" "Visitor accommodation" "Home business"</p>

"Material change of use"			
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the "Scheme")	
Infrastructure	<p>PO13 Effluent Disposal All "Premises" provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AO13.1 "Premises" are connected to Council's reticulated sewerage system. or</p> <p>AO13.2 "Premises" in a non -sewered area have an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.2.</p>	<p>"Agriculture" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"</p> <p>"Agriculture" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"</p>
Infrastructure	<p>PO14 Stormwater Stormwater is collected and discharged so as to: (a) protect the stability of buildings or the use of adjacent land; (b) protect and enhance environmental values; (c) utilise existing overland systems ; (d) be to a lawful point of discharge.</p>	<p>AO14 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business" "Visitor accommodation"</p>
Infrastructure	<p>PO15 Electricity "Premises" are provided with a reliable supply of electricity fit for purpose in satisfying the normal demands of the "Use".</p>	<p>AO15 All "Premises" have a supply of electricity through the electricity supply network capable of meeting normal demands of the use.</p>	<p>"Agriculture" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"</p>

"Material change of use"			
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the "Scheme")	
Infrastructure	<p>PO16 Vehicle Access Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians to and from the premises without compromising the efficiency, function, convenience of use or capacity of the road system.</p>	<p>For "Agriculture", "Bed and breakfast premises", - A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work", "Caretaker's residence", "Detached house", "Grazing", "Home business", and "Visitor accommodation"</p> <p>AO16.1 All "Premises" are to have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).</p> <p>For all other "Uses": AO16.2 All "Premises" are to have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p>	<p>"Agriculture" "Bed and breakfast premises" - A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"</p>
Infrastructure	<p>PO17 Vehicle Parking and Service Vehicle Provision Vehicle parking and service vehicle provision is provided for the "Use" to ensure a safe and functional operation for motorists and pedestrians to and from the premises.</p>	<p>AO17.1 All "Uses" provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a) AO17.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)</p>	<p>"Bed and breakfast premises" "Caretaker's residence" "Detached house" "Home business" "Visitor accommodation" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work"</p>
Infrastructure	<p>PO18 Roads, Firebreaks and Fire Maintenance Trails All-weather road access is provided between the "Premises" and the existing road network. In high and medium bushfire hazard areas, road access is provided that is capable of satisfying the operational needs for fire fighting/other emergency vehicles and will enable a safe evacuation of residents in case of a bushfire threat.</p>	<p>AO18.1 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1) For "Uses" in high or medium bushfire hazard areas as identified on the Land Characteristics Map – Bushfire Hazard Areas: AO18.2 Roads, firebreaks and fire maintenance trails are designed and constructed in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Sections 6.1, 6.2.</p>	

"Material change of use"			
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the "Scheme")	
Infrastructure	<p>PO19 "Electricity transmission line easement" - Vegetation Transmission lines within an "Electricity transmission line easement" are protected from vegetation.</p>	<p>AO19.1 Planted vegetation within an "Electricity transmission line easement" shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p> <p>AO19.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	<p>"Agriculture" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation" "Agriculture" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"</p>
Infrastructure	<p>PO20 "Electricity transmission line easement" - Vegetated Buffers Vegetated buffers adjoining an "Electricity transmission line easement" are maintained to provide: (a) a visual buffer to the easement; and (b) a separation distance from the easement.</p>	<p>AO20 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an "Electricity transmission line easement" as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 4.</p>	<p>"Agriculture" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"</p>
Infrastructure	<p>PO21 "Electricity transmission line easement" - Separation Distance "Habitable buildings" and "Child oriented uses" are located to ensure community safety.</p>	<p>AO21 "Habitable buildings" and "Child oriented uses" maintain a minimum separation distance from the most proximate boundary of an "Electricity transmission line easement" in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	<p>"Agriculture" "Bed and breakfast premises" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"</p>
Environmental	<p>PO22 "Watercourses" and "Lakes" "Development" ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AO22 A minimum 50 metre wide buffer area with no soil disturbance is provided from the high bank of any "Watercourse" or "Lake" for the full distance within the development site.</p>	<p>"Agriculture" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"</p>

<i>“Material change of use”</i>			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the “Scheme”)
Environmental	<p>PO23 Vegetation Retention “Development” retains vegetation for the:</p> <p>(a) protection of scenic quality; (b) protection of general habitat; (c) protection of soil quality; and (d) establishment of open space corridors and networks.</p>	<p>AO23 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.</p>	
Environmental	<p>PO24 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AO24 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>“Agriculture” “Bed and breakfast premises” A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” “Caretaker’s residence” “Detached house” “Grazing” “Home business” “Visitor accommodation”</p>
Environmental	<p>PO25 Air Emissions Air emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.</p>	<p>AO25 Development complies with the applicable requirements of the <i>Environmental Protection (Air) Policy 2008</i></p>	
Environmental	<p>PO26 Noise Emissions Noise emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.</p>	<p>AO26 Development complies with the applicable requirements of the <i>Environmental Protection (Noise) Policy 2008</i></p>	
Environmental	<p>PO27 Water Quality The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use.</p>	<p>AO27 Development complies with the applicable requirements of the <i>Environmental Protection (Water) Policy 2009</i></p>	

"Material change of use"			
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the "Scheme")	
Environmental	<p>PO28 Excavation or Filling Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the "Premises" and land in close proximity;</p> <p>(b) minimises soil erosion; and</p> <p>(c) limits detrimental impacts on water quality.</p>	<p>AO28.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AO28.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AO28.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the Capricorn Municipal Development Guidelines (CMDG).</p>	<p>"Agriculture"</p> <p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises",</p> <p>"Professional office" or</p> <p>"Shop" - where not involving</p> <p>"Building work"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Grazing"</p> <p>"Home business"</p> <p>"Visitor accommodation"</p> <p>"Agriculture"</p> <p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises",</p> <p>"Professional office" or</p> <p>"Shop" - where not involving</p> <p>"Building work"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Grazing"</p> <p>"Home business"</p> <p>"Visitor accommodation"</p> <p>"Agriculture"</p> <p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises",</p> <p>"Professional office" or</p> <p>"Shop" - where not involving</p> <p>"Building work"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Grazing"</p> <p>"Home business"</p> <p>"Visitor accommodation"</p>
Environmental	<p>PO29 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AO29 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.</p>	<p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises",</p> <p>"Professional office" or</p> <p>"Shop" - where not involving</p> <p>"Building work"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Home business"</p> <p>"Visitor accommodation"</p>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the "Scheme")
Constraint	<p>PO30 "Development" in the vicinity of "Airports" "Development" in the vicinity of "Airports":</p> <p>(a) protects the operation of the "Airport";</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the "Airport".</p>	<p>AO30.1 The building height of any <i>Development</i> within 100 metres of the boundary of an "Airport" is 7.5 metres or less at any point above natural ground level.</p> <p>Or</p> <p>AO30.2 The development is contained within an existing "<i>Building</i>" and no "<i>Building works</i>" are undertaken other than minor building works.</p>	<p>"Agriculture"</p> <p>"Bed and breakfast premises"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Grazing"</p> <p>"Home business"</p> <p>"Visitor accommodation"</p>
Constraint	<p>PO31 Agricultural Land Areas Agricultural Land areas as identified on the Land Characteristics Map – Good Quality Agricultural Land is conserved and managed for the longer term and protected from development that may lead to its alienation or diminished productivity²</p>	<p>AO31 Agricultural Land is protected for sustainable agricultural use and from fragmentation, alienation or encroachment of incompatible land "uses" in accordance with the State Planning Policy and Guideline -Part E Section 3 –Separation areas between agricultural and non--agricultural land use.</p>	
Constraint	<p>PO32 Flooding 'Development' is designed and located so as:</p> <p>(a) to minimize impact and damage from a Defined inundation event on property and contents;</p> <p>(b) to ensure the safety of all persons including in case of emergency evacuation;</p> <p>(c) to not directly or cumulatively cause or increase adverse impacts from flood inundation.</p>	<p>AO32.1 Development is sited on parts of the premises that are not within the Defined inundation event area;</p> <p>Or</p> <p>AO32.2 Development is designed to provide immunity above the Defined inundation event area with an additional freeboard of 300mm;</p> <p>AO32.3 Development provides an effective evacuation route that remains passable, with sufficient flood warning time to enable people to progressively evacuate to areas above the defined inundation event.</p>	
Constraint	<p>PO33 Protected Areas "Development" is undertaken to ensure the protection of:</p> <p>(a) areas of significant biodiversity and habitat value and high scenic quality; and</p> <p>(b) essential habitat for endangered, rare or threatened species.</p>	<p>AO33 A minimum separation distance of 100 metres is provided to Protected Areas as identified on Land Characteristics Map – Features Map 1 and as identified in Schedule 2, Division 8: Artesian Springs, Section 8.1.</p>	<p>"Agriculture"</p> <p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises",</p> <p>"Professional office" or</p> <p>"Shop" - where not involving "Building work"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Grazing"</p> <p>"Home business"</p> <p>"Visitor accommodation"</p>

² In order to demonstrate compliance with PO31 the applicant can prepare a study that identifies how the development is in accordance with the requirements of State Planning Policy – The Development and Conservation of Agricultural Land and the Planning Guidelines Effective: 22 December 2006

"Material change of use"			
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the "Scheme")	
Constraint	<p>PO34 Sloping Land "Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AO34.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>AO34.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <p>(a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development;</p> <p>(b) the development will not increase the risk of landslide activity on other land , including land above the site;</p> <p>(c) any measures identified for stabilising the development ;</p> <p>(d) the development does not concentrate existing ground water and overland flow paths;</p> <p>(e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability.</p>	<p>"Agriculture"</p> <p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"</p>
Constraint	<p>PO35 Bushfire Hazard "Development" is located to maintain the safety of people and property from Bushfire Hazard³.</p>	<p>AO35 "Development" is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p>	<p>"Agriculture"</p> <p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"</p>

³ One way an applicant may demonstrate compliance with PO35 is to demonstrate compliance with PO36 and prepare a Bushfire Management Plan identifying how the outcomes of PO36 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

"Material change of use"			
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the "Scheme")	
Constraint	<p>PO36 High and Medium Bushfire Hazard Areas "Development" in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between "Buildings", "Structures" and "Hazardous vegetation"⁴</p>	<p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots greater than 2500m²:</p> <p>AO36.1 "Buildings" and "Structures":</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is the greater; and</p> <p>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots less than or equal to 2500m²: No acceptable solution is prescribed.</p> <p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas:</p> <p>AO36.2 Firebreaks or fire maintenance trails are provided in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Section 6.2.</p>	
Constraint	<p>PO37 Transport Infrastructure Separation distances are provided to ensure:</p> <p>(a) transport infrastructure items are protected from incompatible "Development"; and</p> <p>(b) development involving sensitive development achieves acceptable levels of air and noise quality for occupiers or users of the development by mitigating adverse impacts on the development from air and noise emissions generated by transport infrastructure.</p>	<p>AO37 "Buildings" and "Structures" maintain a minimum separation distance to Rail Lines and State Controlled Roads (as identified on Land Characteristics Map – Features Map 1) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.</p>	<p>"Agriculture" "Bed and breakfast premises" "Caretaker's residence" "Detached house" "Grazing" "Home business" "Visitor accommodation"</p>
"Use"	<p>PO38 "Airport" "Airport" activities:</p> <p>(a) do not adversely impact on the amenity of surrounding residents;</p> <p>(b) ensure the safe operation of aeronautical and support activities; and</p> <p>(c) ensure the safety of surrounding "Premises".</p>	No acceptable outcome is prescribed.	

⁴ One way an applicant may demonstrate compliance with PO36 is to prepare a Bushfire Management Plan identifying how the outcomes of PO36 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

"Material change of use"			
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the "Scheme")	
"Use"	<p>PO39 "Bed and breakfast premises" "Premises" used for a "Bed and breakfast premises" are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AO39.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time.</p> <p>AO39.2 "Premises" contains not more than 2 (two) "Accommodation units" for guest accommodation purposes.</p>	<p>"Bed and breakfast premises"</p> <p>"Bed and breakfast premises"</p>
"Use"	<p>PO40 "Extractive industry" "Premises" used for extractive industries:</p> <p>(a) do not impact adversely on the amenity of other "Uses" in the Rural "Zone" or other "Zones";</p> <p>(b) are designed and operated to ensure the protection and maintenance of environmental values;</p> <p>(c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity; and</p> <p>(d) are designed and operated so that the safety of persons and property is not compromised.</p>	<p>No acceptable outcome is prescribed.</p>	
"Use"	<p>PO41 "Home business" "Premises" used for a "Home business" are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AO41.1 No more than 1 (one) person other than the residents of the "Premises" is employed in the "Home business".</p> <p>AO41.2 No more than 50m² of "Total use area" is used for the purposes of a "Home business".</p> <p>AO41.3 No more than 2 (two) clients normally attend the "Premises" at any one time.</p> <p>AO41.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area.</p> <p>AO41.5 Operate only between the hours of 7:00am and 6:00pm.</p>	<p>"Home business"</p> <p>"Home business" – excluding "home business" providing home-based child care</p> <p>"Home business" – excluding "home business" providing home-based child care</p> <p>"Home business"</p> <p>"Home Business"</p>
"Use"	<p>PO42 "Intensive agriculture" "Intensive agriculture" activities are designed and operated to ensure the protection and maintenance of flow characteristics and environmental flows and values of major "watercourses".</p>	<p>AO42.1 Stormwater drainage and runoff:</p> <p>(a) is not discharged at a volume or frequency that would degrade the ecology of the watercourse or water body in line with the CMDS (water quality standards).;</p> <p>(b) is managed such that it maintains the natural values of the watercourse or water body;</p> <p>(c) is managed such that any increase in waterborne pollutants discharging into the watercourse or water body is avoided.</p> <p>AO42.2 The development incorporates treatment facilities that are based on the expected types and volumes of pollutants likely to be generated from the development (eg. Floatable litter, organic matter, sediment).</p> <p>Editor's note - A site based Stormwater Management Plan can be prepared and certified by a RPEQ for all stormwater management measures for the proposal to demonstrate compliance with AO42.1 and AO42.2.</p>	

"Material change of use"			
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the "Scheme")	
"Use"	<p>PO43 "Intensive animal industries" <i>"Intensive animal industries"</i>: (a) do not impact adversely on the amenity of the Rural "Zone", and surrounding areas; (b) are designed and operated to ensure the protection and maintenance of environmental values; and (c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity.</p>	No acceptable outcome is prescribed	
"Use"	<p>PO44 "Visitor accommodation" <i>"Premises"</i> used for <i>"Visitor accommodation"</i> purposes are of a scale and are operated in a manner so as not to impact adversely on the amenity or the future productivity capabilities of the Rural "Zone".</p>	<p>AO44.1 Provision is made for no more than 12 (twelve) paying guests to be accommodated at any one time. AO44.2 <i>"Premises"</i> contain not more than 6 (six) <i>"Accommodation units"</i> or camping or caravan sites. AO44.3 <i>"Premises"</i> are not located on Agricultural Land as identified on the Land Characteristics Map – Good Quality Agricultural Land.</p>	<p><i>"Visitor accommodation"</i></p> <p><i>"Visitor accommodation"</i></p> <p><i>"Visitor accommodation"</i></p>

4.1.3.5 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability – “Building work” where not associated with a “Material Change of use”

<i>“Building work” where not associated with a “Material Change of use”</i>			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the “Scheme”)
Amenity	PO1 Height The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Rural “Zone” and is consistent with the predominant rural form.	AO1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level (Excluding windmills, silos and other rural operational equipment).	“Building work”
Amenity	PO2 Setbacks and Boundary Clearances “Buildings” and “Structures” are located to ensure that rural amenity is protected and enhanced.	AO2.1 “Buildings” and “Structures” have a setback of not less than 20 metres from any road frontage other than a State Controlled Road as identified on Land Characteristics Map – Features Map 1. AO2.2 “Buildings” and “Structures” have side and rear boundary clearances of not less than 15 metres.	“Building work” “Building work”
Amenity	PO3 Ridgelines and Escarpments Ridgelines and escarpments are maintained in a natural state to protect rural character and landscape values.	AO3 All “Buildings” and “Structures” maintain a minimum 50 metre separation distance to a ridgeline or escarpment (Excluding windmills and other rural operational equipment.)	“Building work”
Infrastructure	PO4 “Electricity transmission line easement” - Separation Distance “Habitable buildings” and “Child oriented uses” are located so as to promote community safety.	AO4 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1(1) and Section 3.1 Diagram 1.	“Building work”
Environmental	PO5 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AO5 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.	“Building work”
Environmental	PO6 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO6 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.	“Building work”
Environmental	PO7 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.	AO7.1 A minimum separation distance of 50 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. AO7.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	“Building work” “Building work”
Constraint	PO8 Protected Areas “Development” is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.	AO8 A minimum separation distance of 100 metres is provided to Protected Areas as identified on Land Characteristics Map – Features Map 1 and as identified in Schedule 2, Division 8: Artesian Springs, Section 8.1.	“Building work”

"Building work" where not associated with a "Material Change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the "Scheme")
Constraint	<p>PO9 Sloping Land "Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AO9.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>AO9.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <p>(a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development;</p> <p>(b) the development will not increase the risk of landslide activity on other land , including land above the site;</p> <p>(c) any measures identified for stabilising the development ;</p> <p>(d) the development does not concentrate existing ground water and overland flow paths;</p> <p>(e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability.</p>	<p>"Building work"</p> <p>"Building work"</p>
Constraint	<p>PO10 Bushfire Hazard "Development" is located to maintain the safety of people and property from Bushfire Hazard⁵.</p>	<p>AO10 "Development" is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p>	<p>"Building work"</p>
Constraint	<p>PO11 High and Medium Bushfire Hazard Areas "Development" in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between "Buildings", "Structures" and "Hazardous vegetation"⁶</p>	<p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots greater than 2500m²:</p> <p>AO11.1 "Buildings" and "Structures":</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is the greater; and</p> <p>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots less than or equal to 2500m²: No acceptable solution is prescribed.</p> <p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas:</p> <p>AO11.2 Firebreaks or fire maintenance trails are provided in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Section 6.2.</p>	

⁵ One way an applicant may demonstrate compliance with PO10 is to demonstrate compliance with PO11 and prepare a Bushfire Management Plan identifying how the outcomes of PO10 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

⁶ One way an applicant may demonstrate compliance with PO11 is to prepare a Bushfire Management Plan identifying how the outcomes of PO11 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

4.1.3.6 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability – “Operational work” where not associated with a “Material Change of use”

<i>“Operational work” where not associated with a “Material Change of use”</i>			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the “Scheme”)
Amenity	PO1 General Design “Operational works” are designed and constructed so that the visual amenity of the Rural “Zone” is protected.	No acceptable outcome is prescribed.	
Environmental	PO2 Excavation or Filling Excavating or filling of land: (a) ensures safety and amenity for the users of the “Premises” and land in close proximity; (b) minimises soil erosion.	AO2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm. AO2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height. AO2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the Capricorn Municipal Development Guidelines (CMDG).	<i>Excavation or filling</i> <i>Excavation or filling</i> <i>Excavation or filling</i>
Environmental	PO3 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AO3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.	<i>Excavation or filling</i>
Environmental	PO4 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO4 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.	<i>Excavation or filling</i>
Environmental	PO5 Vegetation Retention “Development” retains vegetation for the: (a) protection of scenic quality; (b) protection of general habitat; (c) protection of soil quality; and (d) establishment of open space corridors and networks.	AO5 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.	<i>Excavation or filling</i>
Environmental	PO6 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.	AO6.1 A separation distance of not less than 50 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. AO6.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	<i>Excavation or filling</i> <i>Excavation or filling</i>
Environmental	PO7 Water Quality The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for: (f) the biological integrity of aquatic ecosystems; (g) recreational use; (h) supply as drinking water after minimal treatment; (i) agricultural use; or (j) industrial use.	No acceptable outcome is prescribed	

<i>"Operational work"</i> where not associated with a <i>"Material Change of use"</i>			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.1.2 and 4.1.3.2 of the "Scheme")
Constraint	PO8 Protected Areas "Development" is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.	AO8 A minimum separation distance of 100 metres is provided to Protected Areas as identified on Land Characteristics Map – Features Map 1 and as identified in Schedule 2, Division 8: Artesian Springs, Section 8.1.	<i>Excavation or filling</i>
Constraint	PO9 Sloping Land "Development" is undertaken to ensure: (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised.	AO9.1 "Development" is not undertaken on slopes greater than 15%. Or AO9.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ; (f) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development; (g) the development will not increase the risk of landslide activity on other land , including land above the site; (h) any measures identified for stabilising the development ; (i) the development does not concentrate existing ground water and overland flow paths; (j) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability.	<i>Excavation or filling</i>

PART 4 ZONES

4.2 Rural Residential “Zone”

4.2.1 Intent:

The Rural Residential “Zone” is intended for low density, “detached houses” within a semi-rural setting.

4.2.2 Rural Residential “Zone” Table of Assessment:

(1) Categories of development and assessment—Material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
“Accommodation building”	Impact Assessment	The Planning Scheme
“Airport”	Impact Assessment	The Planning Scheme
“Bed and breakfast premises”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Rural Residential “Zone” Code Code Assessment if not Accepted development subject to requirements	Rural Residential “Zone” Code AO’s referenced in Table 4.2.3.2 Rural Residential “Zone” Code
“Caretaker’s residence”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Rural Residential “Zone” Code Code Assessment if not Accepted development subject to requirements	Rural Residential “Zone” Code AO’s referenced in Table 4.2.3.2 Rural Residential “Zone” Code
“Commercial activities” where involving a “Material Change of Use” from one to another of “Commercial premises”, “Professional office” or “Shop” and where involving no or only minor “Building Work” only	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Rural Residential “Zone” Code Code Assessment if not Accepted development subject to requirements	Rural Residential “Zone” Code AO’s referenced in Table 4.2.3.2 Rural Residential “Zone” Code
“Commercial activities” other than as above	Impact Assessment	The Planning Scheme
“Detached house”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Rural Residential “Zone” Code Code Assessment if not Accepted development subject to requirements	Rural Residential “Zone” Code AO’s referenced in Table 4.2.3.2 Rural Residential “Zone” Code
“Home business”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Rural Residential “Zone” Code Code Assessment if not Accepted development subject to requirements	Rural Residential “Zone” Code AO’s referenced in Table 4.2.3.2 Rural Residential “Zone” Code
“Industrial activities”	Impact Assessment	The Planning Scheme
“Intensive agriculture”	Impact Assessment	The Planning Scheme
“Intensive animal industry”	Impact Assessment	The Planning Scheme
“Multiple dwelling”	Impact Assessment	The Planning Scheme
“Open space and recreation activities”	Impact Assessment	The Planning Scheme
All other “Uses” defined in the “Scheme”	Code Assessment	Rural Residential “Zone” Code
All other “Uses” not defined in the “Scheme”	Impact Assessment	the Planning Scheme

(2) "Reconfiguring a lot"

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
"Reconfiguring a lot"	Code Assessment	Reconfiguring a lot Code

(3) "Building work" where not associated with a "Material Change of use"

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
"Building work" where not identified as Acceptable development in section 1.4.6.5 of the "Scheme"	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Rural Residential "Zone" Code Code Assessment if not Accepted development subject to requirements.	Rural Residential "Zone" Code AO's referenced in Table 4.2.3.2 Rural Residential "Zone" Code

(4) "Operational work" where not associated with a "Material Change of use"

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Excavation or filling	Accepted development subject to requirements if- (1) less than 1 metre above or below natural ground level and involving less than 100m ³ of material; or (2) 1 metre or more above or below natural ground level and involving less than 50m ³ of material; and where complying with the applicable acceptable outcomes in the Rural Residential "zone" code Code Assessment if not Accepted development subject to requirements	Rural Residential "Zone" Code AO's referenced in Table 4.2.3.2 Rural Residential Zone" Code

4.2.3 Rural Residential “Zone” Code

4.2.3.1 Application of Code

- (1) The provisions of this code apply to “Development” being any:
- “Material change of use”;
 - “Building work”; or
 - “Operational work”.

4.2.3.2 Accepted Development subject to requirements - Applicable Acceptable Outcomes

The applicable acceptable outcomes for accepted development subject to requirements are as set out in Table 4.2.3.2:

Table 4.2.3.2

“Material change of use”	Applicable Acceptable Outcomes
“Bed and breakfast premises”	AO6 AO7.1 AO7.2 AO9 AO11 AO12.1 AO12.3 AO12.5 AO12.6 AO13.1 AO13.2 AO13.3 AO14.1 AO14.2 AO15 AO16 AO17.1 AO18.1 AO20.1 AO20.2 AO21 AO22 AO23 AO25.1 AO25.2 AO29.1 AO29.2 AO29.3 AO30 AO31 AO33 AO34 AO35 AO36 AO39.1 AO39.2
“Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” and where not involving “Building work”	AO3 AO4.1 AO4.2 AO11 AO13.1 AO13.2 AO14.1 AO14.2 AO15 AO16 AO17.1 AO18.1 AO20.1 AO20.2 AO21 AO23 AO25.1 AO25.2 AO29.1 AO29.2 AO29.3 AO30 AO33 AO34 AO35
“Caretaker’s residence”	AO5.2 AO6 AO7.1 AO7.2 AO9 AO11 AO12.5 AO12.6 AO13.1 AO13.2 AO13.3 AO14.1 AO14.2 AO15 AO16 AO17.1 AO18.1 AO20.1 AO20.2 AO21 AO22 AO23 AO25.1 AO25.2 AO29.1 AO29.2 AO29.3 AO30 AO31 AO33 AO34 AO35 AO37
“Detached house”	AO5.1 AO6 AO7.1 AO7.2 AO9 AO11 AO12.1 AO12.3 AO12.5 AO12.6 AO13.1 AO13.2 AO13.3 AO14.1 AO14.2 AO15 AO16 AO17.1 AO18.1 AO20.1 AO20.2 AO21 AO22 AO23 AO25.1 AO25.2 AO29.1 AO29.2 AO29.3 AO30 AO31 AO33 AO34 AO35 AO37
“Home business”	AO6 AO7.1 AO7.2 AO9 AO11 AO12.5 AO12.6 AO13.1 AO13.2 AO13.3 AO14.1 AO14.2 AO15 AO16 AO17.1 AO18.1 AO20.1 AO20.2 AO21 AO22 AO23 AO25.1 AO25.2 AO29.1 AO29.2 AO29.3 AO30 AO31 AS33 AS34 AO35 AO37 AO41.1 AO41.2 AO41.3 AO41.4 AO1.5 AO41.6
“Home business” providing home-based childcare	AO6 AO7.1 AO7.2 AO9 AO11 AO12.5 AO12.6 AO13.1 AO13.2 AO13.3 AO14.1 AO14.2 AO15 AO16 AO17.1 AO18.1 AO20.1 AO20.2 AO21 AO22 AO23 AO25.1 AO25.2 AO29.1 AO29.2 AO29.3 AO30 AO31 AO33 AO34 AO35 AO36 AO41.1 AO41.4 AO41.5 AO41.6
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Outcomes
“Building work”	AO1 AO2.1 AO2.2 AO3 AO4 AO5 AO6 AO7.1 AO7.2 AO8 AO9 AO10 AO11
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Outcomes
Excavation or Filling	AO2.1 AO2.2 AO2.3 AO3 AO4 AO5 AO6.1 AO6.2 AO8 AO9

4.2.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental values and characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) The Rural Residential “Zone” continues as an area for low density detached houses in a semi-rural setting.
- (3) Rural residential activities are not compromised by inappropriate development and existing rural residential areas are consolidated..
- (4) Within the Rural Residential “Zone”, “development”:
 - (a) maintains the environment, including soil, air and water, compatible with healthy natural systems and public health and safety;
 - (b) protects Agricultural Land Classification (ALC) Class A and Class B for sustainable agricultural use and from fragmentation, alienation or encroachment of incompatible land uses in accordance with State Planning Policy.
 - (c) is located, designed and operated in a manner that protects and enhances the low density rural residential scale, intensity, form and character;
 - (d) does not compromise or impact adversely on other “uses” including those within other “Zones”;
 - (e) does not compromise existing and future intensive animal industries, extractive industries, or extractive or mining resources;
 - (f) has an appropriately designed access to the road network and traffic generated by the development does not impact adversely on the local road network and residential amenity;
 - (g) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (h) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure, including social infrastructure;
 - (i) is located and designed in ways that minimise the need for flood, bushfire and landslide mitigation, and to protect people and premises from such natural events;
 - (j) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”; and
 - (k) does not adversely impact on infrastructure networks.
- (5) The Rural Residential “Zone”, supports:
 - (a) tourist related “uses” (“bed and breakfast premises” and “visitor accommodation”) and “home businesses” only where of a low –key scale and intensity and are compatible with surrounding “uses”.

4.2.3.4 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability –
“Material change of Use”

<i>“Material change of use”</i>			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the “Scheme”)
Location	<p>PO1 Non-“Residential activities” - Locational Criteria Non-“Residential activities” are located in the Rural Residential “Zone” only where those activities:</p> <p>(a) are necessarily associated with “residential activities”;</p> <p>(b) do not impact adversely on the low density rural residential character and amenity of the Rural Residential “Zone”;</p> <p>(c) do not prejudice the consolidation of like non-“Residential activities” in other “Zones” where supported by the purpose of that zone.</p> <p>(d) do not compromise the productive capacity of surrounding rural land; and</p> <p>(e) protect the landscape values and scenic qualities of the Rural Residential “Zone”.</p>	No acceptable outcome is prescribed.	
Amenity	<p>PO2 Non-“Residential activities” - Scale Non-“Residential activities” are of a low key scale, intensity, form and character to protect the amenity of the Rural Residential “Zone” and that do not compromise the operation and viability of other “Uses” or activities in the Rural Residential “Zone” or other “Zones”.</p>	AO2 The “Total use area” is less than 60m ² on a premises.	
Amenity	<p>PO3 Non-“Residential activities” - Operating Hours Non-“Residential activities” are operated so as to ensure that the activities and the operation of equipment occur at times consistent with protecting the amenity of the Rural Residential “Zone”.</p>	AO3 Non-“Residential activities” are operated only between the hours of 7:00am and 6:00pm.	A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”
Amenity	<p>PO4 Non-“Residential activities” - Delivery of Goods The loading and unloading of goods in connection with non- “Residential activities” occurs at times consistent with protecting the amenity of the Rural Residential “Zone”.</p>	<p>AO4.1 Loading and unloading occurs only between the hours of:</p> <p>(a) 8:00am and 6:00pm, Monday to Friday and</p> <p>(b) 8:00am and 12:00 (noon) on Saturdays.</p> <p>AO4.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	<p>A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”</p> <p>A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”</p>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")
Amenity	<p>PO5 "Residential Activities" - Density The low density rural residential scale, intensity, form and character of the "Zone" is protected through a limited range of residential uses at a density that :</p> <p>(a) does not compromise the predominant use of the land for rural residential activities;</p> <p>(b) is in the form of a detached house on larger sized lot .</p> <p>(c) in the case of a caretaker's residence is justified in being necessary to support the scale of non-residential activity conducted on the premises.</p>	<p>For "Detached houses": AO5.1 No more than 1 (one) "Detached house" per lot. Note: Exceeding this limitation will trigger the use of the lot as a Multiple dwelling.</p> <p>For "Caretaker's residences": AO5.2 No more than 1 (one) "Caretaker's residence" per lot where associated with an existing non-residential activity.</p> <p>For all other "Residential activities": No acceptable outcome is prescribed.</p>	<p>"Detached house"</p> <p>"Caretaker's residence"</p>
Amenity	<p>PO6 Height The height of "Buildings" and "Structures" does not impact adversely on the amenity of the Rural Residential "Zone" and is consistent with the predominant rural form.</p>	<p>AO6 "Buildings" and "Structures" other than those within 100 metres of the boundary of an "Airport" are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing "Building" and no "Building works" are being undertaken for that existing "Building").</p>	<p>"Bed and breakfast premises"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Home business"</p>
Amenity	<p>PO7 Setbacks and Boundary Clearances "Buildings" and "Structures" are located to ensure the low density residential amenity is protected and enhanced.</p>	<p>AO7.1 "Buildings" and "Structures" have a setback of not less than 15 metres from any road frontage other than a State Controlled Road as identified on Land Characteristics Map – Features Map 1.</p> <p>AO7.2 "Buildings" and "Structures" have side and rear boundary clearances of not less than 10 metres from property boundaries. (Except where establishing in an existing "Building" and no "Building works" are being undertaken for that existing "Building").</p>	<p>"Bed and breakfast premises"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Home business"</p> <p>"Bed and breakfast premises"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Home business"</p>
Amenity	<p>PO8 Transport Movements Transport movements generated by the use do not detrimentally impact on the rural residential amenity of the locality or on the design capacity and safety of the local road network.</p>	<p>For non-"Residential activities" AO8 Transport movements do not exceed levels normally associated with a residential premises by more than 20%. For all other "uses": No acceptable outcome is prescribed.</p>	
Amenity	<p>PO9 Ridgelines and Escarpments Ridgelines and escarpments are maintained in a natural state to protect the rural and semi-rural character and landscape values.</p>	<p>AO9 All "Buildings" and "Structures" maintain a minimum 50 metre separation distance to a ridgeline or escarpment. (Except where establishing in an existing "Building" and no "Building works" are being undertaken.)</p>	<p>"Bed and breakfast premises"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Home business"</p>
Amenity	<p>PO10 Landscaping and External Activity Areas Landscaping and external activity areas are provided on - site to:</p> <p>(a) contribute to a pleasant and functional rural built form;</p> <p>(b) provide positive sun and breeze control;</p> <p>(c) make provision for recreation areas; and</p> <p>(d) contribute to the Rural Residential "Zone's" positive visual qualities</p>	<p>No acceptable outcome is prescribed.</p>	

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")
Amenity	<p>PO11 Lighting The design of lighting does not prejudice the amenity of the Rural Residential "Zone" through poorly directed lighting, lighting overspill or lighting glare.</p>	<p>AO11 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Amenity	<p>PO12 Separation of Incompatible Land Uses Separation distances are provided to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding uses; (b) infrastructure items are protected from incompatible "Development"; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible "Uses" is minimised. 	<p>For "Sensitive land uses" and "rural activities" other than "Intensive animal industries": AO12.1 Minimum separation between "Sensitive land uses" and "rural activities" comply with State Interest guideline – Agriculture SPP- State interest Guideline Agriculture Part E Section 3 –Separation areas between agricultural and non-- agricultural land use. For "Intensive animal industries": AO12.2 Minimum separation distances to "Sensitive land uses" are as stated in Schedule 2, Division 1: Separation Distances – Intensive Animal Industries, Section 1.1. For "Sensitive land uses": AO12.3 Minimum separation distances to "Intensive animal industries" are as stated in Schedule 2, Division 1: Separation Distances – Intensive Animal Industries, Section 1.2. For "Grazing": AO12.4 Pens and yards maintain a minimum separation distance of 300 metres to "sensitive land uses" not associated with the "grazing". For all "Uses" other than "Extractive Industries" AO12.5 "Buildings", "Structures" "Outdoor Activity Areas" maintain a minimum separation distance to "Extractive Industries" as stated in Schedule 2, Division 2: Separation Distances – Extractive Industries, Section 2.1. For all "Uses": AO12.6 "Buildings", "Structures" and "Outdoor Activity Areas" maintain a minimum separation distance to petroleum and gas pipelines (as identified on Land Characteristics Map – Features Map 1) and refuse tips (as identified in Schedule 2, Division 5: Refuse Tips, Section 5.1) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.</p>	<p>"Bed and breakfast premises" "Detached house"</p> <p>"Bed and breakfast premises" "Detached house"</p> <p>"Bed and breakfast premises" "Caretaker's residence" "Detached house" "Home business"</p> <p>"Bed and breakfast premises" "Caretaker's residence" "Detached house" "Home business"</p>

"Material change of use"			
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")	
Infrastructure	<p>PO13 Water Supply All "Premises" have an adequate volume and supply of water for the "Use", which is also adequate for fire fighting purposes.</p>	<p>AO13.1 "Premises" are connected to Council's reticulated water supply system. or</p> <p>AO13.2 "Premises" are connected to an approved water allocation as provided by the relevant agency. or</p> <p>For "Residential Activities": AO13.3 "Premises" are connected to a rain water tank with a minimum capacity of: (c) 45 000 litres where not in a reticulated water supply area; (d) 22 500 litres where in a reticulated water supply area. For all "Uses" other than "Residential Activities": No acceptable outcome is prescribed. For all "Premises" in Medium and High bushfire hazard areas as identified on Land Characteristics Map – Bushfire Hazard Areas: AO13.4 On-site water storage of not less than 5000 litres is provided by way of dam, swimming pool or tank fitted with fire brigade tank fittings. or AO13.5 "Premises" are connected to a reticulated water supply that has flow and pressure characteristics of 10 litres a second at 200 kPa.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business" "Bed and breakfast premises" "Caretaker's residence" "Detached house" "Home business"</p>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")
Infrastructure	<p>PO14 Effluent Disposal All "Premises" provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AO14.1 "Premises" are connected to Council's reticulated sewerage system. or</p> <p>AO14.2 "Premises" not in a sewerage area have an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.2.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Infrastructure	<p>PO15 Stormwater Stormwater is collected and discharged so as to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings or the use of adjacent land; (b) protect and enhance environmental values; (c) utilise existing overland systems ; (d) be to a lawful point of discharge. 	<p>AO15 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Infrastructure	<p>PO16 Electricity "Premises" are provided with a reliable supply of electricity fit for purpose in satisfying the normal demands of the "Use".</p>	<p>AO16 All "Premises" have a supply of electricity through the electricity supply network capable of meeting normal demands of the use.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")
Infrastructure	<p>PO17 Vehicle Access Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians to and from the premises without compromising the efficiency, function, convenience of use or capacity of the road system.</p>	<p>For "Bed and breakfast premises", "Caretaker's residence", - A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work", "Detached house and "Home business".</p> <p>AO17.1 All "Premises" are to have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).</p> <p>For all other "Uses":</p> <p>AO17.2 All "Premises" are to have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p>	<p>"Bed and breakfast premises" - A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Infrastructure	<p>PO18 Vehicle Parking and Service Vehicle Provision Vehicle parking and service vehicle provision is provided for the "Use" to ensure a safe and functional operation for motorists and pedestrians to and from the premises.</p>	<p>AO18.1 All "Uses" provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a)</p> <p>AO18.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Infrastructure	<p>PO19 Roads, Firebreaks and Fire Maintenance Trails Adequate all-weather road access is provided between the "Premises" and the existing road network. In High and Medium Bushfire hazard areas, adequate road access is provided for fire fighting/other emergency vehicles and for safe evacuation.</p>	<p>AO19.1 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)</p> <p>For "Uses" in High or Medium Bushfire hazard areas as identified on the Land Characteristics Map – Bushfire Hazard Areas:</p> <p>AO19.2 Roads, firebreaks and fire maintenance trails are designed and constructed in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Sections 6.1, 6.2.</p>	

"Material change of use"			
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")	
Infrastructure	<p>PO20 "Electricity transmission line easement" - Vegetation Transmission lines within an "Electricity transmission line easement" are protected from vegetation.</p>	<p>AO20.1 Planted vegetation within an "Electricity transmission line easement" shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p> <p>AO20.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Infrastructure	<p>PO21 "Electricity transmission line easement" - Vegetated Buffers Vegetated buffers adjoining an "Electricity transmission line easement" are maintained to provide: (a) a visual buffer to the easement; and (b) a separation distance from the easement.</p>	<p>AO21 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an "Electricity transmission line easement" as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 4.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Infrastructure	<p>PO22 "Electricity transmission line easement" - Separation Distance "Habitable buildings" and "Child oriented uses" are located to ensure community safety.</p>	<p>AO22 "Habitable buildings" and "Child oriented uses" maintain a minimum separation distance from the most proximate boundary of an "Electricity transmission line easement" in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	<p>"Bed and breakfast premises" "Caretaker's residence" "Detached house" "Home business"</p>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")
Environmental	<p>PO23 "Watercourses" and "Lakes" "Development" ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AO23 A minimum 50 metre wide buffer area with no soil disturbance is provided from the high bank of any "Watercourse" or "Lake" for the full distance within the development site.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Environmental	<p>PO24 Vegetation Retention "Development" retains vegetation for the: (e) protection of scenic quality; (f) protection of general habitat; (g) protection of soil quality; and (h) establishment of open space corridors and networks.</p>	<p>AO24 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.</p>	
Environmental	<p>PO25 Cultural Heritage "Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AO25.1 A minimum separation distance of 50 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AO25.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Environmental	<p>PO26 Air Emissions Air emissions from "Premises" do not cause environmental harm or nuisance to adjoining properties or "Sensitive land uses".</p>	<p>AO26 Development complies with the applicable requirements of the <i>Environmental Protection (Air) Policy 2008</i></p>	

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")
Environmental	<p>PO27 Noise Emissions Noise emissions from "Premises" do not cause environmental harm or nuisance to adjoining properties or "Sensitive land uses".</p>	<p>AO27 Development complies with the applicable requirements of the <i>Environmental Protection (Noise) Policy 2008</i></p>	
Environmental	<p>PO28 Water Quality The standard of effluent and / or stormwater runoff from "Premises" ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use. 	<p>AO28 Development complies with the applicable requirements of the <i>Environmental Protection (Water) Policy 2009</i></p>	
Environmental	<p>PO29 Excavation or Filling Excavating or filling of land:</p> <ul style="list-style-type: none"> (d) ensures safety and amenity for the users of the "Premises" and land in close proximity; (e) minimises soil erosion; and (f) limits detrimental impacts on water quality. 	<p>AO29.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AO29.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AO29.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the Capricorn Municipal Development Guidelines (CMDG).</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")
Environmental	PO30 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AO30 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.	<i>"Bed and breakfast premises"</i> A "Material Change of Use" from one to another of: <i>"Commercial premises",</i> <i>"Professional office" or</i> <i>"Shop" - where not involving "Building work"</i> <i>"Caretaker's residence"</i> <i>"Detached house"</i> <i>"Home business"</i>
Constraint	PO31 "Development" in the vicinity of "Airports" "Development" in the vicinity of "Airports": (a) protects the operation of the "Airport"; (b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and (c) does not restrict the future operational requirements of the "Airport".	AO31 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing "Building" and no "Building works" are being undertaken for that existing "Building".)	<i>"Bed and breakfast premises"</i> <i>"Caretaker's residence"</i> <i>"Detached house"</i> <i>"Home business"</i>
Constraint	PO32 Flooding 'Development' is designed and located so as: (a) to minimize impact and damage from a Defined inundation event on property and contents ; (b) to ensure the safety of all persons including in case of emergency evacuation; (c) to not directly or cumulatively cause or increase adverse impacts from flood inundation	AO32.1 Development is sited on parts of the premises that are not within the Defined inundation event area; Or AO32.2 Development is designed to provide immunity above the Defined inundation event area with an additional freeboard of 300mm; AO32.3 Development provides an effective evacuation route that remains passable, with sufficient flood warning time to enable people to progressively evacuate to areas above the defined inundation event.	
Constraint	PO33 Protected Areas "Development" ensures that areas of significant biodiversity and habitat value and high scenic quality are protected.	AO33 A minimum separation distance of 100 metres is provided to Protected Areas as identified on Land Characteristics Map – Features Map 1.	<i>"Bed and breakfast premises"</i> A "Material Change of Use" from one to another of: <i>"Commercial premises",</i> <i>"Professional office" or</i> <i>"Shop" - where not involving "Building work"</i> <i>"Caretaker's residence"</i> <i>"Detached house"</i> <i>"Home business"</i>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")
Constraint	<p>PO34 Sloping Land "Development" ensures that:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AO34.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>AO34.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <p>(a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development;</p> <p>(b) the development will not increase the risk of landslide activity on other land , including land above the site;</p> <p>(c) any measures identified for stabilising the development ;</p> <p>(d) the development does not concentrate existing ground water and overland flow paths;</p> <p>(e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability.</p>	<p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises",</p> <p>"Professional office" or</p> <p>"Shop" - where not involving "Building work"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Home business"</p>
Constraint	<p>PO35 Bushfire Hazard "Development" is located to maintain the safety of people and property from Bushfire Hazard⁷.</p>	<p>AO35 "Development" is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p>	<p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises",</p> <p>"Professional office" or</p> <p>"Shop" - where not involving "Building work"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Home business"</p>

⁷ One way an applicant may demonstrate compliance with PO35 is to demonstrate compliance with PO36 and prepare a Bushfire Management Plan identifying how the outcomes of PO36 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")
Constraint	<p>PO36 High and Medium Bushfire Hazard Areas <i>"Development"</i> in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between "Buildings", "Structures" and "Hazardous vegetation"⁸</p>	<p>For <i>"Development"</i> in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots greater than 2500m²:</p> <p>AO36.1 "Buildings" and "Structures":</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is the greater; and</p> <p>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>For <i>"Development"</i> in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots less than or equal to 2500m²:</p> <p>No acceptable solution is prescribed.</p> <p>For <i>"Development"</i> in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas:</p> <p>AO36.2 Firebreaks or fire maintenance trails are provided in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Section 6.2.</p>	
Constraint	<p>PO37 Transport Infrastructure Separation distances are provided to ensure:</p> <p>(a) transport infrastructure items are protected from incompatible <i>"Development"</i>; and</p> <p>(b) development involving sensitive development achieves acceptable levels of air and noise quality for occupiers or users of the development by mitigating adverse impacts on the development from air and noise emissions generated by transport infrastructure.</p>	<p>AO37 "Buildings" and "Structures" maintain a minimum separation distance to Rail Lines and State Controlled Roads (as identified on Land Characteristics Map – Features Map 1) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.</p>	<p><i>"Bed and breakfast premises"</i> <i>"Caretaker's residence"</i> <i>"Detached house"</i> <i>"Home business"</i></p>
"Use"	<p>PO38 "Airport" <i>"Airport"</i> activities:</p> <p>(a) do not adversely impact on the amenity of surrounding residents;</p> <p>(b) ensure the safe operation of aeronautical and support activities; and</p> <p>(c) ensure the safety of surrounding "Premises".</p>	No acceptable outcome is prescribed.	

⁸ One way an applicant may demonstrate compliance with PO36 is to prepare a Bushfire Management Plan identifying how the outcomes of PO36 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")
"Use"	<p>PO39 "Bed and breakfast premises" "Premises" used for a "Bed and breakfast premises" are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AO39.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time. AO39.2 "Premises" contains not more than 2 (two) "Accommodation units" for guest accommodation purposes.</p>	<p>"Bed and breakfast premises" "Bed and breakfast premises"</p>
"Use"	<p>PO40 "Extractive industry" "Premises" used for extractive industries: (a) do not impact adversely on the amenity of other "Uses" in the Rural Residential "Zone" or other "Zones"; (b) are designed and operated to ensure the protection and maintenance of environmental values; (c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity; and (d) are designed and operated so that the safety of persons and property is not compromised.</p>	No acceptable outcome is prescribed.	
"Use"	<p>PO41 "Home business" "Premises" used for a "Home business" are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AO41.1 No more than 1 (one) person other than the residents of the "Premises" is employed in the "Home business". AO41.2 No more than 50m² of "Total use area" is used for the purposes of a "Home business". AO41.3 No more than 2 (two) clients normally attend the "Premises" at any one time. AO41.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area. AO41.5 Operate only between the hours of 7:00am and 6:00pm. AO41.6 Delivery of goods occurs only between the hours of 8:00am and 6:00pm Monday to Friday, excluding Public Holidays.</p>	<p>"Home business" "Home business" – excluding "home business" providing home-based child care "Home business" – excluding "home business" providing home-based child care "Home business" "Home Business" "Home Business"</p>
"Use"	<p>PO42 "Intensive agriculture" "Intensive agriculture" activities are designed and operated to ensure the protection and maintenance of flow characteristics and environmental flows and values of major "watercourses".</p>	No acceptable solution is prescribed	

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")
"Use"	<p>PO43 "Intensive animal industries" <i>"Intensive animal industries"</i>:</p> <p>(a) do not impact adversely on the amenity of the Rural Residential "Zone", and surrounding areas;</p> <p>(b) are designed and operated to ensure the protection and maintenance of environmental values; and</p> <p>(c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity.</p>	No acceptable outcome is prescribed	

4.2.3.5 Performance Outcome, Acceptable Outcomes and Accepted Development Applicability – “Building work” where not associated with a “Material Change of use”

<i>“Building work” where not associated with a “Material Change of use”</i>			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the “Scheme”)
Amenity	PO1 Height The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Rural Residential “Zone” and is consistent with the predominant rural form.	AO1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.	“Building work”
Amenity	PO2 Setbacks and Boundary Clearances “Buildings” and “Structures” are located to ensure that local amenity is protected and enhanced.	AO2.1 “Buildings” and “Structures” have a setback of not less than 15 metres from any road frontage other than a State Controlled Road as identified on Land Characteristics Map – Features Map 1. AO2.2 “Buildings” and “Structures” have side and rear boundary clearances of not less than 10 metres.	“Building work” “Building work”
Amenity	PO3 Ridgelines and Escarpments Ridgelines and escarpments are maintained in a natural state to protect rural character and landscape values.	AO3 All “Buildings” and “Structures” maintain a minimum 50 metre separation distance to a ridgeline or escarpment	“Building work”
Infrastructure	PO4 “Electricity transmission line easement” - Separation Distance “Habitable buildings” and “Child oriented uses” are located so as to promote community safety.	AO4 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.	“Building work”
Environmental	PO5 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AO5 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.	“Building work”
Environmental	PO6 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO6 A minimum 50 metre wide buffer area with no soil disturbance is provided extending out from the high bank of any “Watercourse” or “Lake” for the full distance within the development site.	“Building work”
Environmental	PO7 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.	AO7.1 A minimum separation distance of 50 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. AO7.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	“Building work” “Building work”
Constraint	PO8 Protected Areas “Development” is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.	AO8 A minimum separation distance of 100 metres is provided to Protected Areas as identified on Land Characteristics Map – Features Map 1.	“Building work”

"Building work" where not associated with a "Material Change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")
Constraint	<p>PO9 Sloping Land "Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AO9.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>AO9.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <p>(a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development;</p> <p>(b) the development will not increase the risk of landslide activity on other land , including land above the site;</p> <p>(c) any measures identified for stabilising the development ;</p> <p>(d) the development does not concentrate existing ground water and overland flow paths;</p> <p>(e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability.</p>	<p>"Building work"</p> <p>"Building work"</p>
Constraint	<p>PO10 Bushfire Hazard "Development" is located to maintain the safety of people and property from Bushfire Hazard⁹.</p>	<p>AO10 "Development" is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p>	<p>"Building work"</p>
Constraint	<p>PO11 High and Medium Bushfire Hazard Areas "Development" in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between "Buildings", "Structures" and "Hazardous vegetation"¹⁰</p>	<p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots greater than 2500m²:</p> <p>AO11.1 "Buildings" and "Structures":</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is the greater; and</p> <p>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots less than or equal to 2500m²: No acceptable solution is prescribed.</p> <p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas: AO11.2 Firebreaks or fire maintenance trails are provided in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Section 6.2.</p>	

⁹ One way an applicant may demonstrate compliance with PO10 is to demonstrate compliance with PO11 and prepare a Bushfire Management Plan identifying how the outcomes of PO10 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

¹⁰ One way an applicant may demonstrate compliance with PO11 is to prepare a Bushfire Management Plan identifying how the outcomes of PO11 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

"Building work" where not associated with a "Material Change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")
Constraints	<p>PO12 Transport Infrastructure Separation distances are provided to ensure:</p> <p>(a) transport infrastructure items are protected from incompatible "Development"; and</p> <p>(b) an appropriate standard of amenity and public safety is provided to adjoining "Uses".</p>	<p>AO12 "Buildings" and "Structures" maintain a minimum separation distance to Rail Lines and State Controlled Roads (as identified on Land Characteristics Map – Features Map 1) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.</p>	"Building work"

4.2.3.6 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability – "Operational work" where not associated with a "Material Change of use"

"Operational work" where not associated with a "Material Change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")
Amenity	<p>PO1 General Design "Operational works" are designed and constructed so that the visual amenity of the Rural Residential "Zone" is protected.</p>	No acceptable outcome is prescribed.	
Environmental	<p>PO2 Excavation or Filling Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the "Premises" and land in close proximity;</p> <p>(b) minimises soil erosion.</p>	<p>AO2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AO2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AO2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the Capricorn Municipal Development Guidelines (CMDG).</p>	<p>Excavation or filling</p> <p>Excavation or filling</p> <p>Excavation or filling</p>
Environmental	<p>PO3 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AO3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.</p>	Excavation or filling
Environmental	<p>PO4 "Watercourses" and "Lakes" "Development" ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AO4 A minimum 50 metre wide buffer area with no soil disturbance is provided extending out from the high bank of any "Watercourse" or "Lake" for the full distance within the development site.</p>	Excavation or filling
Environmental	<p>PO5 Vegetation Retention "Development" retains vegetation for the:</p> <p>(a) protection of scenic quality;</p> <p>(b) protection of general habitat;</p> <p>(c) protection of soil quality; and</p> <p>(d) establishment of open space corridors and networks.</p>	<p>AO5 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.</p>	Excavation or filling

"Operational work" where not associated with a "Material Change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.2.2 and 4.2.3.2 of the "Scheme")
Environmenta	PO6 Cultural Heritage "Development" ensures the protection and maintenance of places and items of cultural heritage.	AO6.1 A separation distance of not less than 50 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes". AO6.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	<i>Excavation or filling</i> <i>Excavation or filling</i>
Environmental	PO7 Water Quality The standard of effluent and / or stormwater runoff from "Premises" ensures the quality of surface and underground water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use.	No acceptable outcome is prescribed	
Constraint	PO8 Protected Areas "Development" is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.	AO8 A minimum separation distance of 100 metres is provided to Protected Areas as identified on Land Characteristics Map – Features Map 1.	<i>Excavation or filling</i>
Constraint	PO9 Sloping Land "Development" is undertaken to ensure: (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised.	AO9.1 "Development" is not undertaken on slopes greater than 15%. Or AO9.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ; (a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development; (b) the development will not increase the risk of landslide activity on other land , including land above the site; (c) any measures identified for stabilising the development ; (d) the development does not concentrate existing ground water and overland flow paths; (e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability.	<i>Excavation or filling</i>

PART 4 ZONES

4.3 Small Town “Zone”

4.3.1 Intent:

The Small Town “Zone” is intended for predominantly residential uses and other support uses that provide and meet the service and community needs of the town and its surrounding rural area.

4.3.2 Small Town “Zone” Table of Assessment:

(1) “Material change of use”

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
“Airport”	Impact Assessment	The Planning Scheme
“Bed and breakfast premises”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Small Town “Zone” Code Code Assessment if not accepted development subject to requirements	Small Town “Zone” Code AO’s referenced in Table 4.3.3.2 Small Town “Zone” Code
“Caretaker’s residence”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Small Town “Zone” Code Code Assessment if not accepted development subject to requirements	Small Town “Zone” Code AO’s referenced in Table 4.3.3.2 Small Town “Zone” Code
“Commercial activities” where involving a “Material Change of Use” from one to another of “Commercial premises”, “Professional office” or “Shop” and where involving no or only minor “Building Work” only	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Small Town “Zone” Code Code Assessment if not accepted development subject to requirements	Small Town “Zone” Code AO’s referenced in Table 4.3.3.2 Small Town “Zone” Code
“Detached house”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Small Town “Zone” Code Code Assessment if not accepted development subject to requirements	Small Town “Zone” Code AO’s referenced in Table 4.3.3.2 Small Town “Zone” Code
“Home business”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Small Town “Zone” Code Code Assessment if not accepted development subject to requirements	Small Town “Zone” Code AO’s referenced in Table 4.3.3.2 Small Town “Zone” Code
“Industrial activities”	Code Assessment if having a “Total use area” less than 60.0 m ² Impact Assessment if not code assessment	Small Town “Zone” Code The Planning Scheme
“Intensive animal industry”	Impact Assessment	The Planning Scheme
All other “Uses” defined in the “Scheme”	Code Assessment	Small Town “Zone” Code
All other “Uses” not defined in the “Scheme”	Impact Assessment	The Planning Scheme

(2) "Reconfiguring a lot"

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
"Reconfiguring a lot"	Code Assessment	Reconfiguring a lot Code

(3) "Building work" where not associated with a "Material Change of use"

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
"Building work" where not identified as Accepted development in section 1.4.6.5 of the "Scheme"	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Small Town "Zone" Code Code Assessment if not accepted development subject to requirements.	Small Town "Zone" Code AO's referenced in Table 4.3.3.2 Small Town "Zone" Code

(4) "Operational work" where not associated with a "Material Change of use"

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Excavation or filling	Accepted development subject to requirements if: (1) less than 1 metre above or below natural ground level and involving less than 100m ³ of material; or (2) 1 metre or more above or below natural ground level and involving less than 50m ³ of material; and where complying with the applicable acceptable outcomes in the Small Town "Zone" Code Code Assessment if not accepted development subject to requirements	Small Town "Zone" Code AO's referenced in Table 4.3.3.2 Small Town "Zone" Code

4.3.3 Small Town “Zone” Code

4.3.3.1 Application of Code

- (1) The provisions of this code apply to “Development” being any:
- “Material change of use”;
 - “Building work”; or
 - “Operational work”.

4.3.3.2 Accepted Development subject to requirements - Applicable Acceptable Outcomes

Applicable acceptable outcomes for accepted development subject to requirements are set out in Table 4.3.3.2:

Table 4.3.3.2

“Material change of use”	Applicable Acceptable Outcomes
“Bed and breakfast premises”	AO7 AO8.1 AO8.2 AO8.3 AO11 AO13.1 AO13.2 AO13.3 AO14 AO15 AO16 AO17.1 AO18.1 AO20.1 AO20.2 AO21 AO22 AO23 AO24.1 AO24.2 AO28.1 AO28.2 AO28.3 AO29 AO30 AO32 AO34.1 AO34.2
“Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” and where involving “Building work” only	AO3 AO4.1 AO4.2 AO11 AO13.1 AO13.2 AO14 AO15 AO16 AO17.1 AO18.1 AO20.1 AO20.2 AO21 AO23 AO24.1 AO24.2 AO28.1 AO28.2 AO28.3 AO29 AO33
“Caretaker’s residence”	AO5.2 AO7 AO8.1 AO8.2 AO8.3 AO11 AO13.1 AOS13.2 AO13.3 AOS14 AO15 AO16 AO17.1 AO18.1 AO20.1 AO20.2 AO21 AO22 AO23 AO24.1 AO24.2 AO28.1 AO28.2 AO28.3 AO29 AO30 AO33
“Detached house”	AO5.1 AO7 AO11 AO13.1 AO13.2 AO13.3 AO14 AO15 AO16 AO17.1 AO18.1 AO20.1 AO20.2 AO21 AO22 AO23 AO24.1 AO24.2 AO28.1 AO28.2 AO28.3 AO29 AO30 AO33
“Home business”	AO7 AO8.1 AO8.2 AO8.3 AO11 AO13.1 AO13.2 AO13.3 AO14 AO15 AO16 AO17.1 AO18.1 AO20.1 AO20.2 AO21 AO22 AO23 AO24.1 AO24.2 AO28.1 AO28.2 AO28.3 AO29 AO30 AO33 AO36.1 AO36.2 AO36.3 AO36.4 AO36.5 AO36.6
“Home business” providing home-based childcare	AO7 AO8.1 AO8.2 AO8.3 AO11 AO13.1 AO13.2 AO13.3 AO14 AO15 AO16 AO17.1 AO18.1 AO20.1 AO20.2 AO21 AO22 AO23 AO24.1 AO24.2 AO28.1 AO28.2 AO28.3 AO29 AO30 AO33 AO36.1 AO36.4 AO36.5 AO36.6
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Outcomes
“Building work”	AO1 AO2.1 AO2.2 AO2.3 AO3 AO4 AO5 AO6.1 AO6.2 AO7 AO8
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Outcomes
Excavation or Filling	AO2.1 AO2.2 AO2.3 AO3 AO4 AO5.1 AO5.2 AO7

4.3.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Taroom planning scheme area encourages a land use pattern and urban form that recognises, values and conserves the unique environmental attributes and characteristics of the locality and avoids conflict between incompatible “uses”.
- (2) Future uses are located within the Small Town “Zone” to compliment existing and preferred future “uses” and not be compromised by development that is inconsistent.
- (3) A range of residential and other small scale, low intensity, non-residential “uses”, necessary to service the town and its surrounding rural area are allowed for, while ensuring residential amenity is protected.
- (4) Existing small town areas are consolidated and contained within the zone boundary.
- (5) Within the Small Town “Zone”, “development”:
 - (a) maintains the residential amenity;
 - (b) maintains the environment, including soil, air and water compatible with healthy natural systems and public health and safety;
 - (c) is located, designed and operated in a manner that protects and enhances the predominant residential scale, intensity, form and character;
 - (d) does not compromise or impact adversely on other “uses” including those within other “Zones”;
 - (e) has an suitably designed access to the road network and traffic generated by the development does not impact adversely on the local road network;
 - (f) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (g) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure, including social infrastructure;
 - (h) is located and designed in ways that minimise the need for flood and landslide mitigation, and to protect people and premises from such natural events;
 - (i) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”; and
 - (j) does not impact adversely on infrastructure.

4.3.3.4 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability – “Material change of Use”

“Material change of use”			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.3.2 and 4.3.3.2 of the “Scheme”)
Location	<p>PO1 Non-“Residential activities” - Locational Criteria Non-“Residential activities” are located so as:</p> <p>(a) not to impact adversely on the residential amenity of the Small Town “Zone”;</p> <p>(b) not to prejudice the consolidation of like non-“Residential activities” in other more appropriate “Zones”;</p> <p>(c) not to compromise the landscape values of the town.</p>	<p>For “Commercial activities” AO1.1 “Commercial Activities” are located on the main street. For “Community oriented activities” AO1.2 “Community oriented activities” are located on the main street. For “Industrial Activities” AO1.3 “Industrial Activities” are located on the main street. For all other “Uses” No acceptable outcome is prescribed.</p>	
Amenity	<p>PO2 Non-“Residential activities” - Scale Non-“Residential activities” are of a scale that is consistent with protecting the character and residential amenity of the Small Town “Zone” which will not compromise the continued operation and viability of other “Uses” or activities in the Small Town “Zone” or other adjoining “Zones”.</p>	<p>AO2 The “Total use area” is less than 60m² on a premises.</p>	
Amenity	<p>PO3 Non-“Residential activities” - Operating Hours Non-“Residential activities” are operated so as to ensure that the activities and the operation of equipment occur at times that protect the amenity of the Small Town “Zone”.</p>	<p>AO3 Non-“Residential activities” are operated only between the hours of 7:00am and 6:00pm.</p>	<p>“Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”</p>
Amenity	<p>PO4 Non-“Residential activities” - Delivery of Goods The loading and unloading of goods in connection with non-“Residential activities” occurs at appropriate times to protect the amenity of the Small Town “Zone”.</p>	<p>AO4.1 Loading and unloading occurs only between the hours of: (a) 8:00am and 6:00pm, Monday to Friday and (b) 8:00am and 12:00 (noon) on Saturdays.</p> <p>AO4.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	<p>A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”</p>
Amenity	<p>PO5 “Residential Activities” - Density The density of “Residential activities” does not impact adversely on the residential amenity of the Small Town “Zone” through over intensification.</p>	<p>For “Detached houses”: AO5.1 No more than 1 (one) “Detached house” per lot. For “Caretaker’s residences”: AO5.2 No more than 1 (one) “Caretaker’s residence” per lot. For “Multiple Dwelling”: AO5.3 No more than one “Dwelling unit” per 300 sq metres of site area. For “Accommodation building”: AO5.4 No more than one “Accommodation unit” per 150 sq metres of site area. For all other “Residential activities”: No acceptable outcome is prescribed.</p>	<p>“Detached house” “Caretaker’s residence”</p>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.3.2 and 4.3.3.2 of the "Scheme")
Amenity	PO6 "Residential Activities" - "Total use area" "Development" does not impact adversely on the residential amenity of the Small Town "Zone" through over intensification of the use.	For "Residential activities" other than a "Detached house" and "Caretakers residence": AO6 "Total use area" is no more than 50% of site area.	
Amenity	PO7 Height The height of "Buildings" and "Structures" does not impact adversely on the amenity of the Small Town "Zone" and is consistent with the predominant residential form.	AO7 "Buildings" and "Structures" other than those within 100 metres of the boundary of an "Airport" are 8.5 metres or less in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing "Building" and no "Building works" are being undertaken).	"Bed and breakfast premises" "Caretaker's residence" "Detached house" "Home business"
Amenity	PO8 Setbacks and Boundary Clearances "Buildings" and "Structures" are located to ensure the local amenity and streetscape are protected and enhanced.	For all "Uses" other than a "Detached House": AO8.1 "Buildings" and "Structures" have a minimum setback of 6.0 metres from all road frontages. or AO8.2 "Buildings" and "Structures" have a setback within 20% of the existing setbacks of adjoining "Buildings" and "Structures". For all "Uses" other than a "Detached House": AO8.3 "Buildings" and "Structures" have a minimum side boundary clearances of 2.5 metres and a minimum rear boundary clearance of 6 metres. (Except where establishing in an existing "Building" and no "Building works" are being undertaken for that existing "Building").	"Bed and breakfast premises" "Caretaker's residence" "Home business" "Bed and breakfast premises" "Caretaker's residence" "Home business" "Bed and breakfast premises" "Caretaker's residence" "Home business"
Amenity	PO9 "Building" and "Structure" Design "Buildings" and "Structures" are designed so that the low density residential scale, form and character of the Small Town "Zone" is protected and the character and streetscape of the main street are enhanced.	No acceptable outcome is prescribed.	
Amenity	PO10 Landscaping and External Activity Areas Landscaping and external activity areas are provided on - site to: (a) contribute to a pleasant and functional built form; (b) provide positive sun and breeze control; (c) make provision for recreation areas; and (d) contribute to the Small Town "Zone's" positive visual qualities.	No acceptable outcome is prescribed.	
Amenity	PO11 Lighting The design of lighting does not prejudice the amenity of the Small Town "Zone" through poorly directed lighting, lighting overspill or lighting glare.	AO11 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.	"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.3.2 and 4.3.3.2 of the "Scheme")
Amenity	<p>PO12 Separation of Incompatible Land Uses Separation distances are provided to ensure:</p> <p>(a) the future viability of surrounding "Uses";</p> <p>(b) infrastructure items are protected from incompatible "Development";</p> <p>(c) an appropriate standard of amenity and public safety; and</p> <p>(d) conflict arising from incompatible "Uses" is minimised.</p>	<p>For "Grazing": AO12 Pens and yards maintain a minimum separation distance of 300 metres to "sensitive land uses" not associated with the "grazing". For all other "uses": No acceptable outcome is prescribed.</p>	
Infrastructure	<p>PO13 Water Supply All "Premises" have an adequate volume and supply of water for the "Use".</p>	<p>AO13.1 "Premises" are connected to Council's reticulated water supply system. Or</p> <p>AO13.2 "Premises" are connected to an approved water allocation as provided by the relevant agency. Or</p> <p>For "Residential Activities": AO13.3 "Premises" are connected to a rain water tank with a minimum capacity of: (a) 45 000 litres where not in a reticulated water supply area; (b) 22 500 litres where in a reticulated water supply area. For all "Uses" other than "Residential Activities": No acceptable outcome is prescribed.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business" "Bed and breakfast premises" "Caretaker's residence" "Detached house" "Home business"</p>
Infrastructure	<p>PO14 Effluent Disposal All "Premises" provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AO14 "Premises" have an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.2.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.3.2 and 4.3.3.2 of the "Scheme")
Infrastructure	<p>PO15 Stormwater Stormwater is collected and discharged to:</p> <p>(a) protect the stability of buildings or the use of adjacent land;</p> <p>(b) protect and maintain environmental values;</p> <p>(c) a lawful point of discharge; and</p> <p>(d) a system with design capacity to accommodate the peak flows and that is 'fit for purpose'.</p>	<p>AO15 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Infrastructure	<p>PO16 Electricity "Premises" are provided with a reliable supply of electricity fit for purpose in satisfying the normal demands of the "Use".</p>	<p>AO16 All "Premises" have a supply of electricity through the electricity supply network capable of meeting the normal demands of the use.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Infrastructure	<p>PO17 Vehicle Access Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians to and from the premises without compromising the efficiency, function, convenience of use or capacity of the road system.</p>	<p>For "Bed and breakfast premises", "Caretaker's residence", a "Material Change of Use" from one to another of, "Commercial premises", "Professional office" or "Shop" where not involving "Building work", "Detached house" and "Home business": AO17.1 All "Premises" must have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).</p> <p>For all other "Uses": AO17.2 All "Premises" must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Infrastructure	<p>PO18 Vehicle Parking and Service Vehicle Provision Vehicle parking and service vehicle provision is provided for the "Use" to ensure a safe and functional operation for motorists and pedestrians to and from the premises.</p>	<p>AO18.1 All "Uses" provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a) AO18.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)</p>	<p>"Bed and breakfast premises" "Caretaker's residence" "Detached house" "Home business" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work"</p>
Infrastructure	<p>PO19 Roads Adequate all-weather road access is provided between the "Premises" and the existing road network.</p>	<p>AO19 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)</p>	

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.3.2 and 4.3.3.2 of the "Scheme")
Infrastructure	<p>PO20 "Electricity transmission line easement" - Vegetation</p> <p>Transmission lines within an "Electricity transmission line easement" are protected from risk of vegetation damaging asset or interfering with supply.</p>	<p>AO20.1 Planted vegetation within an "Electricity transmission line easement" shall have a mature height not exceeding 2.5 metres and not be closer than 2.5m to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	<p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises", "Professional office" or "Shop" - where not involving "Building work"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Home business"</p>
Infrastructure	<p>PO21 "Electricity transmission line easement" - Vegetated Buffers</p> <p>Vegetated buffers adjoining an "Electricity transmission line easement" are maintained to provide:</p> <p>(a) a visual buffer to the easement; and</p> <p>(b) a separation distance from the easement.</p>	<p>AO21 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an "Electricity transmission line easement" as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 4.</p>	<p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises", "Professional office" or "Shop" - where not involving "Building work"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Home business"</p>
Infrastructure	<p>PO22 "Electricity transmission line easement" - Separation Distance</p> <p>"Habitable buildings" and "Child oriented uses" are located to ensure community safety.</p>	<p>AO22 "Habitable buildings" and "Child oriented uses" maintain a minimum separation distance from the most proximate boundary of an "Electricity transmission line easement" in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	<p>"Bed and breakfast premises"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Home business"</p>
Environmental	<p>PO23 "Watercourses" and "Lakes"</p> <p>"Development" ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AO23 A minimum 10 metre wide buffer area with no soil disturbance is provided from the high bank of any "Watercourse" or "Lake" for the full distance within the development site</p>	<p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises", "Professional office" or "Shop" - where not involving "Building work"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Home business"</p>
Environmental	<p>PO24 Cultural Heritage</p> <p>"Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AO24.1 A minimum separation distance of 10 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AO24.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises", "Professional office" or "Shop" - where not involving "Building work"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Home business"</p> <p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises", "Professional office" or "Shop" - where not involving "Building work"</p> <p>"Caretaker's residence"</p> <p>"Detached house"</p> <p>"Home business"</p>

"Material change of use"		
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.3.2 and 4.3.3.2 of the "Scheme")
Environmental	PO25 Air Emissions Air emissions from "Premises" do not cause environmental harm or nuisance to adjoining properties or "Sensitive land uses".	AO25 Development complies with the applicable requirements of the <i>Environmental Protection (Air) Policy 2008</i>
Environmental	PO26 Noise Emissions Noise emissions from "Premises" do not cause environmental harm or nuisance to adjoining properties or "Sensitive land uses".	AO26 Development complies with the applicable requirements of the <i>Environmental Protection (Noise) Policy 2008</i>
Environmental	PO27 Water Quality The standard of effluent and / or stormwater runoff from "Premises" ensures the quality of surface and underground water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use.	AO27 Development complies with the applicable requirements of the <i>Environmental Protection (Water) Policy 2009</i>
Environmental	PO28 Excavation or Filling Excavating or filling of land: (a) ensures safety and amenity for the users of the "Premises" and land in close proximity; (b) minimises soil erosion; and (c) limits detrimental impacts on water quality.	<p>AO28.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AO28.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AO28.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.</p>
		<p><i>"Bed and breakfast premises"</i> A "Material Change of Use" from one to another of: <i>"Commercial premises", "Professional office" or "Shop" - where not involving "Building work"</i> <i>"Caretaker's residence"</i> <i>"Detached house"</i> <i>"Home business"</i> <i>"Bed and breakfast premises"</i> A "Material Change of Use" from one to another of: <i>"Commercial premises", "Professional office" or "Shop" - where not involving "Building work"</i> <i>"Caretaker's residence"</i> <i>"Detached house"</i> <i>"Home business"</i> <i>"Bed and breakfast premises"</i> A "Material Change of Use" from one to another of: <i>"Commercial premises", "Professional office" or "Shop" - where not involving "Building work"</i> <i>"Caretaker's residence"</i> <i>"Detached house"</i> <i>"Home business"</i></p>

"Material change of use"			
Performance Outcomes		Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.3.2 and 4.3.3.2 of the "Scheme")
Environmental	<p>PO29 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AO29 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.</p>	<p><i>"Bed and breakfast premises"</i> A <i>"Material Change of Use"</i> from one to another of: <i>"Commercial premises"</i>, <i>"Professional office"</i> or <i>"Shop"</i> - where not involving <i>"Building work"</i> <i>"Caretaker's residence"</i> <i>"Detached house"</i> <i>"Home business"</i></p>
Constraints	<p>PO30 "Development" in the vicinity of "Airports" <i>"Development"</i> in the vicinity of <i>"Airports"</i>:</p> <p>(a) protects the operation of the <i>"Airport"</i>;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the <i>"Airport"</i>.</p>	<p>AO30 <i>"Buildings"</i> and <i>"Structures"</i> within 100 metres of the boundary of an <i>"airport"</i> are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing <i>"Building"</i> and no <i>"Building works"</i> are being undertaken for that existing <i>"Building"</i>.)</p>	<p><i>"Bed and breakfast premises"</i> <i>"Caretaker's residence"</i> <i>"Detached house"</i> <i>"Home business"</i></p>
Constraints	<p>PO31 Flooding <i>'Development'</i> is designed and located so as:</p> <p>(a) to minimize impact and damage from a Defined inundation event on property and contents ;</p> <p>(b) to ensure the safety of all persons including in case of emergency evacuation;</p> <p>(c) to not directly or cumulatively cause or increase adverse impacts from flood inundation¹¹.</p>	<p>AO31.1 Development is sited on parts of the premises that are not within the Defined inundation event area;</p> <p>Or</p> <p>AO31.2 Development is designed to provide immunity above the Defined inundation event area with an additional freeboard of 300mm;</p> <p>AO31.3 Development provides an effective evacuation route that remains passable, with sufficient flood warning time to enable people to progressively evacuate to areas above the defined inundation event.</p>	
Constraints	<p>PO32 Protected Areas <i>"Development"</i> is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	No acceptable outcome is prescribed.	
Constraints	<p>PO33 Sloping Land <i>"Development"</i> is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AO33.1 <i>"Development"</i> is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>AO33.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms;</p> <p>(a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development;</p> <p>(b) the development will not increase the risk of landslide activity on other land , including land above the site;</p> <p>(c) any measures identified for stabilising the development ;</p> <p>(d) the development does not concentrate existing ground water and overland flow paths;</p>	<p><i>"Bed and breakfast premises"</i> A <i>"Material Change of Use"</i> from one to another of: <i>"Commercial premises"</i>, <i>"Professional office"</i> or <i>"Shop"</i> - where not involving <i>"Building work"</i> <i>"Caretaker's residence"</i> <i>"Detached house"</i> <i>"Home business"</i></p>

¹¹ To assist an applicant to demonstrate compliance with PO31, the maximum recorded flood may be adopted as an indication of flood level.

"Material change of use"			
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.3.2 and 4.3.3.2 of the "Scheme")	
	(e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability		
Uses	<p>PO34 "Airport" "Airport" activities:</p> <p>(a) do not adversely impact on the amenity of surrounding residents;</p> <p>(b) ensure the safe operation of aeronautical and support activities; and</p> <p>(c) ensure the safety of surrounding "Premises".</p>	No acceptable outcome is prescribed.	
Uses	<p>PO35 "Bed and breakfast premises" "Premises" used for a "Bed and breakfast premises" are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AO35.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time.</p> <p>AO35.2 "Premises" contains not more than 2 (two) "Accommodation units" for guest accommodation purposes.</p>	<p>"Bed and breakfast premises"</p> <p>"Bed and breakfast premises"</p>
Uses	<p>PO36 "Home business" "Premises" used for a "Home business" are of a scale and are operated in a manner so as not to adversely impact on the amenity of the locality.</p>	<p>AO36.1 No more than 1 (one) person other than the residents of the "Premises" is employed in the "Home business".</p> <p>AO36.2 No more than 50m² of "Total use area" is used for the purposes of a "Home business".</p> <p>AO36.3 No more than 2 (two) clients normally attend the "Premises" at any one time.</p> <p>AO36.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area.</p> <p>AO36.5 Operate only between the hours of 7:00am and 6:00pm.</p> <p>AS36.6 Delivery of goods occurs only between the hours of 8:00am and 6:00pm Monday to Friday, excluding Public Holidays.</p>	<p>"Home business"</p> <p>"Home business" – excluding "home business" providing home-based child care</p> <p>"Home business" – excluding "home business" providing home-based child care</p> <p>"Home business"</p> <p>"Home Business"</p> <p>"Home Business"</p>
Uses	<p>PO37 "Intensive animal industries" "Intensive animal industries":</p> <p>(a) do not impact adversely on the amenity of the Small Town "Zone", and surrounding areas;</p> <p>(b) are designed and operated to ensure the protection and maintenance of environmental values; and</p> <p>(c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity.</p>	No acceptable outcome is prescribed.	

4.3.3.5 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability – “Building work” where not associated with a “Material Change of use”

<i>“Building work” where not associated with a “Material Change of use”</i>			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.3.2 and 4.3.3.2 of the “Scheme”)
Amenity	PO1 Height The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Small Town “Zone” and is consistent with the predominant residential form.	AO1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.	“Building work”
Amenity	PO2 Setbacks and Boundary Clearances “Buildings” and “Structures” are located to ensure the residential amenity is protected and enhanced.	For all “Uses” other than a “Detached House” AO2.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage. Or AO2.2 “Buildings” and “Structures” have a setback within 20% of the existing setbacks of adjoining “Buildings” and “Structures”. For all “Uses” other than a “Detached House” AO2.3 “Buildings” and “Structures” have side and rear boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).	“Building work” “Building work” “Building work”
Infrastructure	PO3 “Electricity transmission line easement” - Separation Distance “Habitable buildings” and “Child oriented uses” are located so as to promote community safety.	AO3 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.	“Building work”
Environmental	PO4 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AO4 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.	“Building work”
Environmental	PO5 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO5 A minimum 50 metre wide buffer area comprised of vegetation coverage (including native grasses) is provided from the high bank of any “Watercourse” or “Lake” for the full distance within the development site	“Building work”
Environmental	PO6 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.	AO6.1 A minimum separation distance of 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. AO6.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	“Building work” “Building work”
Constraint	PO7 “Development” in the Vicinity of “Airports” “Development” in the vicinity of “Airports”: protects the operation of the “Airport”, is designed and located to achieve a suitable standard of amenity for the proposed activity; and does not restrict the future operational requirements of the “Airport”.	AO7 “Buildings” and “Structures” within 100 metres of the boundary of an “Airport” are less than 7.5 metres in height at any point above natural ground level.	“Building work”

"Building work" where not associated with a "Material Change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.3.2 and 4.3.3.2 of the "Scheme")
Constraint	<p>PO8 Sloping Land "Development" is undertaken to ensure: vulnerability to landslip, erosion and land degradation is minimised; and safety of persons and property is not compromised.</p>	<p>AO8 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>AO8 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ; the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development; the development will not increase the risk of landslide activity on other land , including land above the site; any measures identified for stabilising the development ; the development does not concentrate existing ground water and overland flow paths; in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability.</p>	<p>"Building work"</p> <p>"Building work"</p>

4.3.3.6 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability – "Operational work" where not associated with a "Material Change of use"

"Operational work" where not associated with a "Material Change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.3.2 and 4.3.3.2 of the "Scheme")
Amenity	<p>PO1 General Design "Operational works" are designed and constructed so that the visual amenity of the Small Town "Zone" is protected.</p>	No acceptable outcome is prescribed.	
Environmental	<p>PO2 Excavation or Filling Excavating or filling of land: (c) ensures safety and amenity for the users of the "Premises" and land in close proximity; (d) minimises soil erosion.</p>	<p>AO2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AO2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AO2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the Capricorn Municipal Development Guidelines (CMDG).</p>	<p><i>Excavation and filling</i></p> <p><i>Excavation and filling</i></p> <p><i>Excavation and filling</i></p>
Environmental	<p>PO3 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	AO3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.	<i>Excavation and filling</i>
Environmental	<p>PO4 "Watercourses" and "Lakes" "Development" ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	AO4 A minimum 50 metre wide buffer area with no soil disturbance is provided extending out from the high bank of any "Watercourse" or "Lake" for the full distance within the development site.	<i>Excavation and filling</i>

"Operational work" where not associated with a "Material Change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.3.2 and 4.3.3.2 of the "Scheme")
Environmental	<p>PO5 Cultural Heritage "Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AO5.1 A separation distance of not less than 50 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes". AO5.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p><i>Excavation and filling</i></p> <p><i>Excavation and filling</i></p>
Environmental	<p>PO6 Water Quality The standard of effluent and / or stormwater runoff from "Premises" ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use. 	No acceptable outcome is prescribed	
Constraint	<p>PO7 Sloping Land "Development" is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	<p>AO7 "Development" is not undertaken on slopes greater than 15%. Or AO7 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <ul style="list-style-type: none"> (a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development; (b) the development will not increase the risk of landslide activity on other land , including land above the site; (c) any measures identified for stabilising the development ; (d) the development does not concentrate existing ground water and overland flow paths; (e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability. 	<p><i>Excavation and filling</i></p>

PART 4 ZONES

4.4 Urban “Zone”

4.4.1 Intent:

The Urban “Zone” is intended primarily for residential uses.

4.4.2 Urban “Zone” Table of Assessment:

(1) Categories of development and assessment – Material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
“Airport”	Impact Assessment	the Planning Scheme
“Bed and breakfast premises”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Urban “Zone” Code Code Assessment if not Accepted development subject to requirements	Urban “Zone” Code AO’s referenced in Table 4.4.3.2 Urban “Zone” Code
“Caretaker’s residence”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Urban “Zone” Code Code Assessment if not Accepted development subject to requirements	Urban “Zone” Code AO’s referenced in Table 4.4.3.2 Urban “Zone” Code
“Commercial activities” where involving a “Material Change of Use” from one to another of “Commercial premises”, “Professional office” or “Shop” and where involving no or only minor “Building Work” only	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Urban “Zone” Code Code Assessment if not Accepted development subject to requirements	Urban “Zone” Code AO’s referenced in Table 4.4.3.2 Urban “Zone” Code
“Detached house”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Urban “Zone” Code Code Assessment if not Accepted development subject to requirements	Urban “Zone” Code AO’s referenced in Table 4.4.3.2 Urban “Zone” Code
“Home business”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Urban “Zone” Code Code Assessment if not Accepted development subject to requirements	Urban “Zone” Code AO’s referenced in Table 4.4.3.2 Urban “Zone” Code
“Hotel”	Impact Assessment	The planning scheme
“Industrial activities”	Code Assessment if having a “Total use area” less than 60.0 m ² Impact Assessment if not code assessable	Urban “Zone” Code The planning scheme
“Intensive animal industry”	Impact Assessment	The planning scheme
All other “Uses” defined in the “Scheme”	Code Assessment	Urban “Zone” Code
All other “Uses” not defined in the “Scheme”	Impact Assessment	The Planning Scheme

(2) “Reconfiguring a lot”

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
“Reconfiguring a lot”	Code Assessment	Reconfiguring a lot Code

(3) "Building work" where not associated with a "Material Change of use"

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
"Building work" where not identified as Accepted Development in section 1.4.6.5 of the "Scheme"	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Urban "Zone" Code Code Assessment if not Accepted development subject to requirements	Urban "Zone" Code AO's referenced in Table 4.4.3.2 Urban "Zone" Code

(4) "Operational work" where not associated with a "Material Change of use"

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Excavation or filling	Accepted development subject to requirements if where: (1) less than 1 metre above or below natural ground level and involving less than 100m ³ of material; or (2) 1 metre or more above or below natural ground level and involving less than 50m ³ of material; and where complying with the applicable acceptable outcomes in the Urban "Zone" Code Code Assessment if not Accepted development subject to requirements	Urban "Zone" Code AO's referenced in Table 4.4.3.2 Urban "Zone" Code

4.4.3 Urban “Zone” Code

4.4.3.1 Applicability of Code

- (1) The provisions of this code apply to “Development” being any:
- “Material change of use”;
 - “Building work”; or
 - “Operational work”.

4.4.3.2 Accepted Development subject to requirements - Applicable Acceptable Outcomes

The applicable acceptable outcomes for accepted development subject to requirements are as set out in Table 4.4.3.2:

Table 4.4.3.2

“Material change of use”	Applicable Acceptable Outcomes
“Bed and breakfast premises”	AO7 AO8.1 AO8.2 AO8.3 AO12 AO14.1 AO14.2 AO14.3 AO15.1 AO15.2 AO16 AO17 AO18.1 AO19.1 AO21.1 AO21.2 AO22 AO23 AO24 AO25.1 AO25.2 AO29.1 AO29.2 AO29.3 AO30 AO33 AO35.1 AO35.2
“Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” and where not involving “Building work”	AO3 AO4.1 AO4.2 AO12 AO14.1 AO14.2 AO15.1 AO15.2 AOS16 AO17 AO18.1 AO19.1 AO21.1 AO21.2 AO22 AO24 AO25.1 AO5.2 AO29.1 AO29.2 AO29.3 AO30 AO33
“Caretaker’s residence”	AO5.2 AO7 AO8.1 AO8.2 AO8.3 AO12 AO14.1 AO14.2 AO14.3 AO15.1 AO15.2 AO16 AO17 AO18.1 AO19.1 AO21.1 AO21.2 AO22 AO23 AO24 AO25.1 AO25.2 AO29.1 AO29.2 AO29.3 AO30 AO33
“Detached house”	AO5.1 AO7 AO12 AO14.1 AO14.2 AO14.3 AO15.1 AO15.2 AO16 AO17 AO18.1 AO19.1 AO21.1 AO21.2 AO22 AO23 AO24 AO25.1 AO25.2 AO29.1 AO29.2 AO29.3 AO30 AO33
“Home business”	AO7 AO8.1 AO8.2 AO8.3 AO12 AO14.1 AO14.2 AO14.3 AO15.1 AO15.2 AO16 AO17 AO18.1 AO19.1 AO21.1 AO21.2 AO22 AO23 AO24 AO25.1 AO25.2 AO29.1 AO29.2 AO29.3 AO30 AO33 AO36.1 AO36.2 AO36.3 AO36.4 AO36.5 AO36.6
“Home business” providing home-based childcare	AO7 AO8.1 AO8.2 AO8.3 AO12 AO14.1 AO14.2 AO14.3 AO15.1 AO15.2 AO16 AO17 AO18.1 AO19.1 AO21.1 AO21.2 AO22 AO23 AO24 AO25.1 AO25.2 AO29.1 AO29.2 AO29.3 AO30 AO33 AO36.1 AO36.4 AO36.5 AO36.6
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Outcomes
“Building work”	AO1 AO2.1 AO2.2 AO2.3 AO3 AO4 AO5 AO6.1 AO6.2 AO7 AO8
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Outcomes
Excavation or Filling	AO2.1 AO2.2 AO2.3 AO3 AO4 AO5.1 AO5.2 AO7

4.4.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) The Urban “Zone” provides the opportunity for a range of “residential activities” and housing types.
- (3) Existing urban areas are consolidated within the bounds of the zone and “residential activities” are not compromised by incompatible or out of character development.
- (4) Within the Urban “Zone”, “development”:
 - (a) enhances the residential amenity;
 - (b) maintains the environment, including soil, air and water compatible with healthy natural systems and public health and safety;
 - (c) is located, designed and operated in a manner that protects and enhances a low density residential scale, intensity, form, character and streetscape;
 - (d) does not compromise or impact adversely on other “uses” including those within other “Zones”;
 - (e) has a safe and well-designed access to the local road network and traffic generated by the development does not impact adversely on the local road network;
 - (f) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (g) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure, including social infrastructure;
 - (h) is located and designed in ways that minimise the need for flood and landslide mitigation, and to protect people and premises from such natural events;
 - (i) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”; and
 - (j) does not adversely impact on infrastructure networks.
- (k) (5) Within the Urban “Zone”, the Urban “Zone” Code allows for:
 - (l) tourist related “uses” (“bed and breakfast premises”, “visitor accommodation”) where they are of a small scale and are compatible with surrounding “uses”; and
 - (m) “community oriented activities”, necessary to service the town and its surrounding rural area, where they are of a small scale and are compatible with surrounding “uses”.

4.4.3.4 Performance Outcomes, Acceptable Outcomes and Accepted development Applicability – “Material change of Use”

<i>“Material change of use”</i>			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.4.2 and 4.4.3.2 of the “Scheme”)
Location	<p>PO1 Non-“Residential activities” - Locational Criteria Non-“Residential activities” are located in the Urban “Zone” only where those activities:</p> <p>(a) provide primarily a local service; (b) do not impact adversely on the residential amenity and character of the Urban “Zone”; (c) do not compromise the consolidation of like non-“Residential activities” in other more appropriate “Zones”.</p>	No acceptable outcome is prescribed.	
Amenity	<p>PO2 Non-“Residential activities” - Scale Non-“Residential activities” are of a domestic scale, intensity, form and character to protect the residential amenity of the Urban “Zone” and which will not compromise the continued operation and viability of other “Uses” or activities in the Urban “Zone” or other adjoining “Zones”.</p>	AO2 The “Total use area” is less than 60m ² on a premises.	
Amenity	<p>PO3 Non-“Residential activities” - Operating Hours Non-“Residential activities” are operated so as to ensure that the activities and the operation of equipment occur at appropriate times to protect the residential amenity of the Urban Zone”.</p>	AO3 Non-“Residential activities” are operated only between the hours of 7:00am and 6:00pm.	A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”
Amenity	<p>PO4 Non-“Residential activities” - Delivery of Goods The loading and unloading of goods in connection with non- “Residential activities” occurs at appropriate times to protect the residential amenity of the Urban “Zone”.</p>	<p>AO4.1 Loading and unloading occurs only between the hours of: (a) 8:00am and 6:00pm, Monday to Friday and (b) 8:00am and 12:00 (noon) on Saturdays.</p> <p>AO4.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	<p>A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”</p> <p>A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”</p>

"Material change of use"			
	Performance Outcomes	Accepted Development Applicability (to be read as per Tables 4.4.2 and 4.4.3.2 of the "Scheme")	
Amenity	PO5 "Residential Activities" - Density "Residential activities" contribute to the predominantly low density residential amenity and character of the Urban "Zone".	For "Detached houses": AO5.1 No more than 1 (one) "Detached house" per lot. Note: Exceeding this limitation will trigger the use of the lot as a Multiple dwelling. For "Caretaker's residences": AO5.2 No more than 1 (one) "Caretaker's residence" per lot. For "Multiple Dwelling": AO5.3 No more than one "Dwelling unit" per 300 sq metres of site area. For "Accommodation building": AO5.4 No more than one "Accommodation unit" per 150 sq metres of site area. For all other "Residential activities": No acceptable outcome is prescribed.	"Detached house" "Caretaker's residence"
Amenity	PO 6 "Residential Activities" - "Total use area" "Development" does not impact adversely on the residential amenity of the Urban "Zone" through over intensification.	For "residential activities" other than a "Detached house" and "Caretakers residence": AO6 "Total use area" is no more than 50% of site area.	
Amenity	PO7 Height The overall height of a "Building" and "Structure" does not impact adversely on the amenity of the Urban "Zone" and is consistent with the predominant residential form.	AO7 "Buildings" and "Structures" are 8.5 metres or less in height and are not more than 2 (two) storeys at any point above natural ground level.	"Bed and breakfast premises" "Caretaker's residence" "Detached house" "Home business"
Amenity	PO8 Setbacks and Boundary Clearances "Buildings" and "Structures" are located to ensure the residential amenity and streetscape are protected and enhanced.	For all "Uses" other than a "Detached House": AO8.1 "Buildings" and "Structures" have a setback of not less than 6 metres from any road frontage. Or AO8.2 "Buildings" and "Structures" have a setback within 20% of the existing setbacks of adjoining "Buildings" and "Structures". For all "Uses" other than a "Detached House": AO8.2 "Buildings" and "Structures" have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing "Building" and no "Building works" are being undertaken for that existing "Building").	"Bed and breakfast premises" "Caretaker's residence" "Home business" "Bed and breakfast premises" "Caretaker's residence" "Home business" "Bed and breakfast premises" "Caretaker's residence" "Home business"
Amenity	PO9 Transport Movements Transport movements associated with the use protect the residential amenity of the locality and do not exceed those normally associated with residential activities.	For non-"Residential activities" AO9 Transport movements do not exceed levels normally associated with a residential premises by more than 40% except where located on a State controlled road. For all other "uses": No acceptable outcome is prescribed.	

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.4.2 and 4.4.3.2 of the "Scheme")
Amenity	PO10 "Building" and "Structure" Design <i>"Buildings" and "Structures" are of a residential scale, form and character to enhance the residential amenity and contribute to the streetscape of the Urban "Zone".</i>	No acceptable outcome is prescribed.	
Amenity	PO11 Landscaping and External Activity Areas Landscaping and external activity areas are provided on - site to: (a) contribute to a pleasant and functional built form; (b) provide positive sun and breeze control; (c) make provision for recreation areas; and (d) contribute to the Urban "Zone's" positive visual qualities	No acceptable outcome is prescribed.	
Amenity	PO12 Lighting The design of lighting does not prejudice the amenity of the Urban "Zone" through poorly directed lighting, lighting overspill or lighting glare.	AO12 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.	<i>"Bed and breakfast premises"</i> <i>A "Material Change of Use" from one to another of:</i> <i>"Commercial premises",</i> <i>"Professional office"</i> <i>or "Shop" - where not involving</i> <i>"Building work"</i> <i>"Caretaker's residence"</i> <i>"Detached house"</i> <i>"Home business"</i>
Amenity	PO13 Separation of Incompatible Land Uses Separation distances are provided to ensure: (a) the future viability of surrounding uses; (b) infrastructure items are protected from incompatible "Development"; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible "Uses" is minimised.	For "Grazing": AO13 Pens and yards maintain a minimum separation distance of 300 metres to "sensitive land uses" not associated with the "grazing".	

"Material change of use"			
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.4.2 and 4.4.3.2 of the "Scheme")	
Infrastructure	<p>PO14 Water Supply All "Premises" have an adequate volume and supply of water for the "Use".</p>	<p>AO14.1 "Premises" are connected to Council's reticulated water supply system. or</p> <p>AO14.2 "Premises" are connected to an approved water allocation as provided by the relevant agency. or</p> <p>For "Residential Activities": AO14.3 "Premises" are connected to a rain water tank with a minimum capacity of: (e) 45 000 litres where not in a reticulated water supply area; (f) 22 500 litres where in a reticulated water supply area. For all "Uses" other than "Residential Activities": No acceptable outcome is prescribed.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business" "Bed and breakfast premises" "Caretaker's residence" "Detached house" "Home business"</p>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.4.2 and 4.4.3.2 of the "Scheme")
Infrastructure	<p>PO15 Effluent Disposal All "Premises" provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AO15.1 "Premises" are connected to Council's reticulated sewerage system. or</p> <p>AO15.2 "Premises" not in a seweraged area have an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.2.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Infrastructure	<p>PO16 Stormwater Stormwater is collected and discharged to: (a) protect the stability of buildings or the use of adjacent land; (b) protect and enhance environmental values; (c) a lawful point of discharge; and (d) a system with design capacity to accommodate the peak flows and that is 'fit for purpose'.</p>	<p>AO16 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>

"Material change of use"		
	Performance Outcomes	Accepted Development Applicability (to be read as per Tables 4.4.2 and 4.4.3.2 of the "Scheme")
Infrastructure	<p>PO17 Electricity "Premises" are provided with a reliable supply of electricity fit for purpose in satisfying the normal demands of the "Use".</p>	<p>AO17 All "Premises" have a supply of electricity through the electricity supply network capable of meeting normal demands of the use.</p> <p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Infrastructure	<p>PO18 Vehicle Access Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians to, from and within the premises without compromising the efficiency, function, convenience of use or capacity of the road system.</p>	<p>For "Bed and breakfast premises", "Caretaker's residence", - A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work", "Detached house and "Home business".</p> <p>AO18.1 All "Premises" must have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).</p> <p>For all other "Uses": AO18.2 All "Premises" must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p> <p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Infrastructure	<p>PO19 Vehicle Parking and Service Vehicle Provision Vehicle parking and service vehicle provision is provided for the "Use" to ensure a safe and functional operation for motorists and pedestrians to, from and within the premises.</p>	<p>AO19.1 All "Uses" provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a) AO19.2 Vehicle parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)</p> <p>"Bed and breakfast premises" "Caretaker's residence" "Detached house" "Home business" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work"</p>
Infrastructure	<p>PO20 Roads All-weather road access is provided between the "Premises" and the existing road network.</p>	<p>AO20 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)</p>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.4.2 and 4.4.3.2 of the "Scheme")
Infrastructure	<p>PO21 "Electricity transmission line easement" - Vegetation Transmission lines within an "Electricity transmission line easement" are protected from risk of vegetation damaging asset or interfering with supply..</p>	<p>AO21.1 Planted vegetation within an "Electricity transmission line easement" shall have a mature height not exceeding 2.5 metres and not be closer than 2.5m to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Infrastructure	<p>PO22 "Electricity transmission line easement" - Vegetated Buffers Vegetated buffers adjoining an "Electricity transmission line easement" are maintained to provide: (a) a visual buffer to the easement; and (b) a separation distance from the easement.</p>	<p>AO22 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an "Electricity transmission line easement" as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 4.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Infrastructure	<p>PO23 "Electricity transmission line easement" - Separation Distance "Habitable buildings" and "Child oriented uses" are located to ensure community safety.</p>	<p>AO23 "Habitable buildings" and "Child oriented uses" maintain a minimum separation distance from the most proximate boundary of an "Electricity transmission line easement" in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	<p>"Bed and breakfast premises" "Caretaker's residence" "Detached house" "Home business"</p>
Environmental	<p>PO24 "Watercourses" and "Lakes" "Development" ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AO24 A minimum 10 metre wide buffer area with no soil disturbance is provided from the high bank of any "Watercourse" or "Lake" for the full distance within the development site.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.4.2 and 4.4.3.2 of the "Scheme")
Environmental	<p>PO25 Cultural Heritage "Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS25.1 A minimum separation distance of 10 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AS25.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
Environmental	<p>PO26 Air Emissions Air emissions from "Premises" do not cause environmental harm or nuisance to adjoining properties or "Sensitive land uses".</p>	<p>AO26 Development complies with the applicable requirements of the <i>Environmental Protection (Air) Policy 2008</i></p>	
Environmental	<p>PO27 Noise Emissions Noise emissions from "Premises" do not cause environmental harm or nuisance to adjoining properties or "Sensitive land uses".</p>	<p>AO27 Development complies with the applicable requirements of the <i>Environmental Protection (Noise) Policy 2008</i></p>	
Environmental	<p>PO28 Water Quality The standard of effluent and / or stormwater runoff from "Premises" ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use. 	<p>AO27 Development complies with the applicable requirements of the <i>Environmental Protection (Water) Policy 2009</i></p>	

"Material change of use"			
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.4.2 and 4.4.3.2 of the "Scheme")	
Environmental	<p>PO29 Excavation or Filling Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the "Premises" and land in close proximity;</p> <p>(b) minimises soil erosion; and</p> <p>(c) limits detrimental impacts on water quality.</p>	<p>AO29.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AO29.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AO29.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the (CMDG).</p>	<p><i>"Bed and breakfast premises"</i> A <i>"Material Change of Use"</i> from one to another of: <i>"Commercial premises",</i> <i>"Professional office" or</i> <i>"Shop" - where not involving "Building work"</i> <i>"Caretaker's residence"</i> <i>"Detached house"</i> <i>"Home business"</i> <i>"Bed and breakfast premises"</i> A <i>"Material Change of Use"</i> from one to another of: <i>"Commercial premises",</i> <i>"Professional office" or</i> <i>"Shop" - where not involving "Building work"</i> <i>"Caretaker's residence"</i> <i>"Detached house"</i> <i>"Home business"</i> <i>"Bed and breakfast premises"</i> A <i>"Material Change of Use"</i> from one to another of: <i>"Commercial premises",</i> <i>"Professional office" or</i> <i>"Shop" - where not involving "Building work"</i> <i>"Caretaker's residence"</i> <i>"Detached house"</i> <i>"Home business"</i></p>
Environmental	<p>PO30 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AO30 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.</p>	<p><i>"Bed and breakfast premises"</i> A <i>"Material Change of Use"</i> from one to another of: <i>"Commercial premises",</i> <i>"Professional office" or</i> <i>"Shop" - where not involving "Building work"</i> <i>"Caretaker's residence"</i> <i>"Detached house"</i> <i>"Home business"</i></p>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.4.2 and 4.4.3.2 of the "Scheme")
Constraint	<p>PO31 Flooding 'Development' is designed and located so as:</p> <ul style="list-style-type: none"> (a) to minimize impact and damage from a Defined inundation event on property and contents ; (b) to ensure the safety of all persons including in case of emergency evacuation; (c) to not directly or cumulatively cause or increase adverse impacts from flood inundation. 	<p>AO31.1 Development is sited on parts of the premises that are not within the Defined inundation event area;</p> <p>Or</p> <p>AO31.2 Development is designed to provide immunity above the Defined inundation event area with an additional freeboard of 300mm;</p> <p>AO31.3 Development provides an effective evacuation route that remains passable, with sufficient flood warning time to enable people to progressively evacuate to areas above the defined inundation event.</p>	
Constraint	<p>PO32 Protected Areas "Development" is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected¹².</p>	No acceptable outcome is prescribed.	
Constraint	<p>PO33 Sloping Land "Development" is undertake to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	<p>AO33.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>AO33.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <ul style="list-style-type: none"> (a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development; (b) the development will not increase the risk of landslide activity on other land , including land above the site; (c) any measures identified for stabilising the development ; (d) the development does not concentrate existing ground water and overland flow paths; (e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability. 	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Detached house" "Home business"</p>
"Use"	<p>PO34 "Airport" "Airport" activities:</p> <ul style="list-style-type: none"> (a) do not adversely impact on the amenity of surrounding residents; (b) ensure the safe operation of aeronautical and support activities; and (c) ensure the safety of surrounding "Premises". 	No acceptable outcome is prescribed.	
"Use"	<p>PO35 "Bed and breakfast premises" "Premises" used for a "Bed and breakfast premises" are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AO35.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time.</p> <p>AO35.2 "Premises" contains not more than 2 (two) "Accommodation units" for guest accommodation purposes.</p>	<p>"Bed and breakfast premises" "Bed and breakfast premises"</p>

¹² To assist an applicant to demonstrate compliance with PO31, the maximum recorded flood may be adopted as an indication of flood level.
Effective: 22 December 2006

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.4.2 and 4.4.3.2 of the "Scheme")
"Use"	<p>PO36 "Home business" "Premises" used for a "Home business" are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AO36.1 No more than 1 (one) person other than the residents of the "Premises" is employed in the "Home business".</p> <p>AO36.2 No more than 50m² of "Total use area" is used for the purposes of a "Home business".</p> <p>AO36.3 No more than 2 (two) clients normally attend the "Premises" at any one time.</p> <p>AO36.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area.</p> <p>AO36.5 Operate only between the hours of 7:00am and 6:00pm.</p> <p>AO36.6 Delivery of goods occurs only between the hours of 8:00am and 6:00pm Monday to Friday, excluding Public Holidays.</p>	<p>"Home business"</p> <p>"Home business" – excluding "home business" providing home-based child care</p> <p>"Home business" – excluding "home business" providing home-based child care</p> <p>"Home business"</p> <p>"Home Business"</p> <p>"Home Business"</p>

4.4.3.5 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability –
 “Building work” where not associated with a “Material Change of use”

“Building work” where not associated with a “Material Change of use”			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.4.2 and 4.4.3.2 of the “Scheme”)
Amenity	PO1 Height The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Urban “Zone” and is consistent with the predominant residential form.	AO1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.	“Building work”
Amenity	PO2 Setbacks and Boundary Clearances “Buildings” and “Structures” are located to ensure that residential amenity is protected and enhanced.	For all “Uses” other than a “Detached House”: AO2.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage. or AO2.2 “Buildings” and “Structures” have a setback within 20% of the existing setbacks of adjoining “Buildings” and “Structures”. For all “Uses” other than a “Detached House”: AO2.3 “Buildings” and “Structures” have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).	“Building work” “Building work” “Building work”
Infrastructure	PO3 “Electricity transmission line easement” - Separation Distance “Habitable buildings” and “Child oriented uses” are located so as to promote community safety.	AO3 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1(1) and Section 3.1 Diagram 1.	“Building work”
Environmental	PO4 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AO4 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.	“Building work”
Environmental	PO5 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO5 A minimum 10 metre wide buffer area with no soil disturbance is provided from the high bank of any “Watercourse” or “Lake” for the full distance within the development site”.	“Building work”
Environmental	PO6 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.	AO6.1 A minimum separation distance of 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. AO6.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	“Building work” “Building work”

"Building work" where not associated with a "Material Change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.4.2 and 4.4.3.2 of the "Scheme")
Constraint	<p>PO7 "Development" in the Vicinity of "Airports" "Development" in the vicinity of "Airports".</p> <p>(a) protects the operation of the "Airport";</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the "Airport".</p>	<p>A07 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are less than 7.5 metres in height at any point above natural ground level.</p>	"Building work"
Constraint	<p>PO8 Sloping Land "Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>A08.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>A08.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <p>(a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development;</p> <p>(b) the development will not increase the risk of landslide activity on other land , including land above the site;</p> <p>(c) any measures identified for stabilising the development ;</p> <p>(d) the development does not concentrate existing ground water and overland flow paths;</p> <p>(e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability.</p>	"Building work"

4.4.3.6 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability – “Operational work” where not associated with a “Material Change of use”

<i>“Operational work” where not associated with a “Material Change of use”</i>			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.4.2 and 4.4.3.2 of the “Scheme”)
Amenity	PO1 General Design “Operational works” are designed and constructed so that the visual amenity of the Urban “Zone” is protected.	No acceptable outcome is prescribed.	
Environmental	PO2 Excavation or Filling Excavating or filling of land: (a) ensures safety and amenity for the users of the “Premises” and land in close proximity; (b) minimises soil erosion.	AO2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm. AO2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height. AO2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.	<i>Excavation or filling</i> <i>Excavation or filling</i> <i>Excavation or filling</i>
Environmental	PO3 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AO3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.	<i>Excavation or filling</i>
Environmental	PO4 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO4 A minimum 10 metre wide buffer area with no soil disturbance is provided extending out from the high bank of any “Watercourse” or “Lake” for the full distance within the development site.	<i>Excavation or filling</i>
Environmental	PO5 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.	AO5.1 A separation distance of not less than 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. AO5.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	<i>Excavation or filling</i> <i>Excavation or filling</i>
Environmental	PO6 Water Quality The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use ¹³ .	No acceptable outcome is prescribed	

¹³ An applicant may demonstrate how the development achieves the outcomes stated in PO6 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 2009.

"Operational work" where not associated with a "Material Change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.4.2 and 4.4.3.2 of the "Scheme")
Constraint	<p>P07 Sloping Land "Development" is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	<p>AO7.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>AO7.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <ul style="list-style-type: none"> (a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development; (b) the development will not increase the risk of landslide activity on other land , including land above the site; (c) any measures identified for stabilising the development ; (d) the development does not concentrate existing ground water and overland flow paths; (e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability. 	<i>Excavation or filling</i>

PART 4 ZONES

4.5 Commercial “Zone”

4.5.1 Intent:

The Commercial “Zone” is intended primarily for “commercial activities”.

4.5.2 Commercial “Zone” Table of Assessment:

(1) Categories of development and assessment – Material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
“Airport”	Impact Assessment	The Planning Scheme
“Bed and breakfast premises”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Commercial “Zone” Code Code Assessment if not Accepted development subject to requirements	Commercial “Zone” Code - AO’s referenced in Table 4.5.3.2 Commercial “Zone” Code
“Caretaker’s residence”	Accepted development subject to requirements self-assessable where complying with the applicable acceptable outcomes in the Commercial “Zone” Code Code Assessment if not Accepted development subject to requirements	Commercial “Zone” Code - AO’s referenced in Table 4.5.3.2 Commercial “Zone” Code
“Commercial activities” where involving a “Material Change of Use” from one to another of “Commercial premises”, “Professional office” or “Shop” and where involving no or only minor “Building Work” only	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Commercial “Zone” Code Code Assessment if not Accepted development subject to requirements	Commercial “Zone” Code - AO’s referenced in Table 4.5.3.2 Commercial “Zone” Code
“Home business”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Commercial “Zone” Code Code Assessment if not Accepted development subject to requirements	Commercial “Zone” Code - AO’s referenced in Table 4.5.3.2 Commercial “Zone” Code
“Industrial activities”	Code Assessment if having a “Total use area” less than 150.0 m ² Impact Assessment if not code assessment	Commercial “Zone” Code The planning scheme
“Intensive animal industry”	Impact Assessment	The Planning Scheme
All other “Uses” defined in the “Scheme”	Code Assessment	Commercial “Zone” Code
All other “Uses” not defined in the “Scheme”	Impact Assessment	The Planning Scheme

(2) “Reconfiguring a lot”

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
“Reconfiguring a lot”	Code Assessment	Reconfiguring a lot Code

(3) "Building work" where not associated with a "Material Change of use"

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
"Minor building work"	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Commercial "Zone" Code Code Assessment if not Accepted development subject to requirements.	Commercial "Zone" Code AO's referenced in Table 4.5.3.2 Commercial "Zone" Code
All other "Building work" where not identified as Acceptable development in section 1.4.6.5 of the "Scheme"	Code Assessment	Commercial "Zone" Code

(4) "Operational work" where not associated with a "Material Change of use"

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Excavation or filling	Accepted development subject to requirements if where: (1) less than 1 metre above or below natural ground level and involving less than 100m ³ of material; or (2) 1 metre or more above or below natural ground level and involving less than 50m ³ of material; and where complying with the applicable acceptable solutions in the Commercial "Zone" Code Code Assessment if not Accepted development subject to requirements	Commercial "Zone" Code AO's referenced in Table 4.5.3.2 Commercial "Zone" Code

4.5.3 Commercial “Zone” Code

4.5.3.1 Applicability

- (1) The provisions of this code apply to “Development” being any:
- “Material change of use”;
 - “Building work”; or
 - “Operational work”.

4.5.3.2 Accepted Development subject to requirements - Applicable Acceptable Outcomes

The applicable acceptable outcomes for accepted development subject to requirements are as set out in Table 4.5.3.2:

Table 4.5.3.2

“Material change of use”	Applicable Acceptable Outcomes
“Bed and breakfast premises”	AO5 AO9 AO10 AO11 AO12 AO13 AO14.1 AO15.1 AO17.1 AO17.2 AO18 AO19 AO20.1 AO20.2 AO24.1 AO24.2 AO24.3 AO25 AO26 AO28 AO30.1 AO30.2
“Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” and where involving minor “Building work” only	AO2 AO3.1 AO3.2 AO9 AO10 AO11 AO12 AO13 AO14.1 AO15.1 AO17.1 AO17.2 AO19 AO20.1 AO20.2 AO24.1 AOS24.2 AOS24.3 AO25 AO28
“Caretaker’s residence”	AO5 AO9 AO10 AO11 AO12 AO13 AO14.1 AO15.1 AO17.1 AO17.2 AO18 AO19 AO20.1 AO20.2 AO24.1 AO24.2 AO24.3 AO25 AO26 AO28
“Home business”	AO5 AO9 AO10 AO11 AO12 AO13 AO14.1 AO15.1 AO17.1 AO17.2 AO18 AO19 AO20.1 AO20.2 AO24.1 AO24.2 AO4.3 AO25 AO26 AO28 AO31.1 AO31.2 AO31.3 AO31.4 AO31.5 AO31.6
“Home business” providing home-based childcare	AO5 AO9 AO10 AO11 AO12 AO13 AO14.1 AO15.1 AO17.1 AO17.2 AO18 AO19 AO20.1 AO20.2 AO24.1 AO24.2 AO24.3 AO25 AO26 AO28 AO31.1 AO31.4 AO31.5 AO31.6
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Outcomes
“Minor Building work”	AO1 AO3 AO4 AO5 AO6.1 AO6.2 AO7
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Outcomes
Excavation or Filling	AO2.1 AO2.2 AO2.3 AO3 AO4 AO5.1 AO5.2 AO7

4.5.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental values and characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) A range of “commercial activities” are allowed for, to ensure the Commercial “Zone” continues as the principal commercial focus for the Taroom planning area within the Banana Shire LGA.
- (3) The existing Commercial area is consolidated.
- (4) Within the Commercial “Zone”, “development”:
 - (a) contributes to an identifiable, vibrant, compact business core servicing the Shire;
 - (b) is located, designed and operated in a manner that protects and enhances commercial scale, intensity, form and character;
 - (c) maintains the environment, including soil, air and water compatible with healthy natural systems and public health and safety;
 - (d) does not compromise or impact adversely on other “uses” including those within other “Zones”;
 - (e) has an appropriately designed access to the road network and traffic generated by the development does not impact adversely on the local road network;
 - (f) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (g) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure, including social infrastructure;
 - (h) is located and designed in ways that minimise the need for flood and landslide mitigation, and to protect people and premises from such natural events;
 - (i) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”; and
 - (j) does not adversely impact on infrastructure networks.
- (5) Within the Commercial “Zone”, the Commercial “Zone” Code allows for:
 - (a) “community oriented activities”, necessary to service the town and its surrounding rural area; and
 - (b) “tourist facilities” and “visitor accommodation”.

4.5.3.4 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability – “Material change of Use”

<i>“Material change of use”</i>			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.5.2 and 4.5.3.2 of the “Scheme”)
Location	<p>PO1 Non-“Commercial activities” and non-“Community oriented activities” - Locational Criteria Non-“Commercial activities” and non-“Community oriented activities” are located in the Commercial “Zone” only where:</p> <p>(a) there is a clear overriding planning need for such activities in the community’s interest;</p> <p>(b) the consolidation of such activities in other more appropriate “Zones” is not compromised; and</p> <p>(c) the core function, amenity, character and streetscape of the Commercial “Zone” are not compromised.</p>	No acceptable outcome is prescribed.	
Amenity	<p>PO2 Operating Hours “Uses” are operated to ensure the amenity of the commercial “Zone” and of surrounding areas is protected.</p>	AO2 “Uses” are operated only between the hours of 7:00am and 9:00pm.	A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”
Amenity	<p>PO3 Delivery of Goods The loading and unloading of goods in connection occurs at times that protect the amenity of the Commercial “Zone” and surrounding areas.</p>	<p>AO3.1 Loading and unloading occurs only between the hours of: (c) 8:00am and 6:00pm, Monday to Friday and (d) 8:00am and 12:00 (noon) on Saturdays.</p> <p>AO3.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	<p>A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”</p> <p>A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”</p>
Amenity	<p>PO4 “Total use area” “Development” is of a scale that contributes to the amenity of the Commercial “Zone”.</p>	AO4 “Total use area” is no more than 75% of site area.	
Amenity	<p>PO5 “Building” and “Structure” Design “Buildings” and “Structures” are designed so that:</p> <p>(a) the amenity of the Commercial “Zone” is protected and maintained;</p> <p>(b) character and streetscape are enhanced;</p> <p>(c) they address the street frontage; and</p> <p>(d) compliment the local traditional building elements.</p>	AO5 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are 8.5 metres or less in height and are not more than 2 (two) storeys at any point above natural ground level.	<p>“Bed and breakfast premises” “Caretaker’s residence” “Home business”</p>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.5.2 and 4.5.3.2 of the "Scheme")
Amenity	PO6 Setbacks and Boundary Clearances "Buildings" and "Structures" are located to ensure the local character and streetscape are protected and enhanced.	No acceptable outcome is prescribed.	
Amenity	PO7 Transport Movements Transport movements generated by the use avoid the necessity to travel through and impose increased external traffic volumes into predominantly residential areas.	No acceptable outcome is prescribed.	
Amenity	PO8 Landscaping and External Activity Areas Landscaping and external activity areas are provided on - site to: (a) contribute to built form and streetscape; (b) provide positive sun and breeze control; (c) make provision for recreation areas.	No acceptable outcome is prescribed.	
Amenity	PO9 Lighting The design of lighting does not prejudice the amenity of the Commercial "Zone" or surrounding areas through poorly directed lighting, lighting overspill or lighting glare.	AO9 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.	<i>"Bed and breakfast premises"</i> A "Material Change of Use" from one to another of: <i>"Commercial premises",</i> <i>"Professional office"</i> or <i>"Shop"</i> - where not involving <i>"Building work"</i> <i>"Caretaker's residence"</i> <i>"Home business"</i>
Infrastructure	PO10 Water Supply All "Premises" have an adequate volume and supply of water for the "Use".	AO10 "Premises" are connected to Council's reticulated water supply system.	<i>"Bed and breakfast premises"</i> A "Material Change of Use" from one to another of: <i>"Commercial premises",</i> <i>"Professional office"</i> or <i>"Shop"</i> - where not involving <i>"Building work"</i> <i>"Caretaker's residence"</i> <i>"Home business"</i>
Infrastructure	PO11 Effluent Disposal All "Premises" provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.	AO11 "Premises" are connected to Council's reticulated sewerage system.	<i>"Bed and breakfast premises"</i> A "Material Change of Use" from one to another of: <i>"Commercial premises",</i> <i>"Professional office"</i> or <i>"Shop"</i> - where not involving <i>"Building work"</i> <i>"Caretaker's residence"</i> <i>"Home business"</i>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.5.2 and 4.5.3.2 of the "Scheme")
Infrastructure	<p>PO12 Stormwater Stormwater is collected and discharged to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings or the use of adjacent land; (b) protect and enhance environmental values; (c) a lawful point of discharge; and (d) a system with design capacity to accommodate the peak flows and that is 'fit for purpose'. 	<p>AO12 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<p><i>"Bed and breakfast premises"</i> A "Material Change of Use" from one to another of: <i>"Commercial premises";</i> <i>"Professional office" or "Shop" - where not involving "Building work"</i> <i>"Caretaker's residence"</i> <i>"Home business"</i></p>
Infrastructure	<p>PO13 Electricity "Premises" are provided with a reliable supply of electricity fit for purpose in satisfying the normal demands of the "Use".</p>	<p>AO13 All "Premises" have a supply of electricity through the electricity supply network capable of meeting normal demands of the use.</p>	<p><i>"Bed and breakfast premises"</i> A "Material Change of Use" from one to another of: <i>"Commercial premises";</i> <i>"Professional office" or "Shop" - where not involving "Building work"</i> <i>"Caretaker's residence"</i> <i>"Home business"</i></p>
Infrastructure	<p>PO14 Vehicle Access Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians to, from and within the premises without compromising the efficiency, function, convenience of use or capacity of the road system.</p>	<p>For <i>"Bed and breakfast premises", "Caretaker's residence", - A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" and "Home business"</i>.</p> <p>AO14.1 All "Premises" must have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).</p> <p>For all other "Uses": AO14.2 All "Premises" must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p>	<p><i>"Bed and breakfast premises"</i> A "Material Change of Use" from one to another of: <i>"Commercial premises";</i> <i>"Professional office" or "Shop" - where not involving "Building work"</i> <i>"Caretaker's residence"</i> <i>"Home business"</i></p>

“Material change of use”			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.5.2 and 4.5.3.2 of the “Scheme”)
Infrastructure	<p>PO15 Vehicle Parking and Service Vehicle Provision Vehicle parking, service vehicle areas, loading and unloading areas (including refuse storage areas) are:</p> <p>(a) adequate for the “Use”; (b) ensure safe and functional operation for motorists and pedestrians; and (c) located to allow for the servicing of the Use, while protecting the amenity of surrounding “Uses”.</p>	<p>AO15.1 All “Uses” provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a)</p> <p>AO15.2 Vehicle parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)</p>	<p>“Bed and breakfast premises” “Caretaker’s residence” “Home business” A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”</p>
Infrastructure	<p>PO16 Roads Adequate all-weather road access is provided between the “Premises” and the existing road network.</p>	<p>AO16 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)</p>	
Infrastructure	<p>PO17 “Electricity transmission line easement” - Vegetation Transmission lines within an “Electricity transmission line easement” are protected from risk of vegetation damaging asset or interfering with supply..</p>	<p>AO17.1 Planted vegetation within an “Electricity transmission line easement” shall have a mature height not exceeding 2.5 metres and not be closer than 2.5m to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	<p>“Bed and breakfast premises” A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” “Caretaker’s residence” “Home business”</p>
Infrastructure	<p>PO18 “Electricity transmission line easement” - Separation Distance “Habitable buildings” and “Child oriented uses” are located to ensure community safety.</p>	<p>AO18 “Habitable buildings” and “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	<p>“Bed and breakfast premises” “Caretaker’s residence” “Home business”</p>
Environmental	<p>PO19 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AO19 A minimum 10 metre wide buffer area with no soil disturbance is provided from the high bank of any “Watercourse” or “Lake” for the full distance within the development site.</p>	<p>“Bed and breakfast premises” A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” “Caretaker’s residence” “Home business”</p>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.5.2 and 4.5.3.2 of the "Scheme")
Environmental	<p>PO20 Cultural Heritage "Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AO20.1 A minimum separation distance of 10 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AO20.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>"Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Home business" "Bed and breakfast premises" A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" "Caretaker's residence" "Home business"</p>
Environmental	<p>PO21 Air Emissions Air emissions from "Premises" do not cause environmental harm or nuisance to adjoining properties or "Sensitive land uses".¹⁴</p>	<p>AO21 Development complies with the applicable requirements of the <i>Environmental Protection (Air) Policy 2008</i></p>	
Environmental	<p>PO22 Noise Emissions Noise emissions from "Premises" do not cause environmental harm or nuisance to adjoining properties or "Sensitive land uses".¹⁵</p>	<p>AO22 Development complies with the applicable requirements of the <i>Environmental Protection (Noise) Policy 2008</i></p>	
Environmental	<p>PO23 Water Quality The standard of effluent and / or stormwater runoff from "Premises" ensures the quality of surface and underground water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use.¹⁶</p>	<p>AO23 Development complies with the applicable requirements of the <i>Environmental Protection (Water) Policy 2009</i></p>	

¹⁴ One way an applicant may demonstrate how the development achieves the outcomes stated in PO21 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 2008.

¹⁵ One way an applicant may demonstrate how the development achieves the outcomes stated in PO22 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 2008.

¹⁶ One way an applicant may demonstrate how the development achieves the outcomes stated in PO23 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 2009.

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.5.2 and 4.5.3.2 of the "Scheme")
Environmental	<p>PO24 Excavation or Filling Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the "Premises" and land in close proximity;</p> <p>(b) minimises soil erosion; and</p> <p>(c) limits detrimental impacts on water quality.</p>	<p>AO24.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AO24.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AO24.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.</p>	<p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises";</p> <p>"Professional office" or</p> <p>"Shop" - where not involving "Building work"</p> <p>"Caretaker's residence"</p> <p>"Home business"</p> <p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises";</p> <p>"Professional office" or</p> <p>"Shop" - where not involving "Building work"</p> <p>"Caretaker's residence"</p> <p>"Home business"</p> <p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises";</p> <p>"Professional office" or</p> <p>"Shop" - where not involving "Building work"</p> <p>"Caretaker's residence"</p> <p>"Home business"</p>
Environmental	<p>PO25 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AO25 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.</p>	<p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises";</p> <p>"Professional office" or</p> <p>"Shop" - where not involving "Building work"</p> <p>"Caretaker's residence"</p> <p>"Home business"</p>

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.5.2 and 4.5.3.2 of the "Scheme")
Constraint	<p>PO26 "Development" in the vicinity of "Airports" "Development" in the vicinity of "Airports":</p> <p>(a) protects the operation of the "Airport";</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the "Airport".</p>	<p>AO26 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are 7.5 metres or less in height at any point above natural ground level. (Except where establishing in an existing "Building" and no "Building works" are being undertaken for that existing "Building".)</p>	<p>"Bed and breakfast premises"</p> <p>"Caretaker's residence"</p> <p>"Home business"</p>
Constraint	<p>PO27 Flooding 'Development' is designed and located so as:</p> <p>(a) to minimize impact and damage from a Defined inundation event on property and contents ;</p> <p>(b) to ensure the safety of all persons including in case of emergency evacuation;</p> <p>(c) to not directly or cumulatively cause or increase adverse impacts from flood inundation.¹⁷</p>	<p>AO27.1 Development is sited on parts of the premises that are not within the Defined inundation event area;</p> <p>Or</p> <p>AO27.2 Development is designed to provide immunity above the Defined inundation event area with an additional freeboard of 300mm;</p> <p>AO27.3 Development provides an effective evacuation route that remains passable, with sufficient flood warning time to enable people to progressively evacuate to areas above the defined inundation event.</p>	
Constraint	<p>PO28 Sloping Land "Development" is undertake to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AO28.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>AO28.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <p>(a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development;</p> <p>(b) the development will not increase the risk of landslide activity on other land , including land above the site;</p> <p>(c) any measures identified for stabilising the development ;</p> <p>(d) the development does not concentrate existing ground water and overland flow paths;</p> <p>(e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability.</p>	<p>"Bed and breakfast premises"</p> <p>A "Material Change of Use" from one to another of:</p> <p>"Commercial premises",</p> <p>"Professional office" or</p> <p>"Shop" - where not involving "Building work"</p> <p>"Caretaker's residence"</p> <p>"Home business"</p>
"Use"	<p>PO29 "Airport" "Airport" activities:</p> <p>(a) do not adversely impact on the amenity of surrounding residents;</p> <p>(b) ensure the safe operation of aeronautical and support activities; and</p> <p>(c) ensure the safety of surrounding "Premises".</p>	No acceptable outcome is prescribed.	

¹⁷ To assist an applicant to demonstrate compliance with PO31, the maximum recorded flood may be adopted as an indication of flood level.

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.5.2 and 4.5.3.2 of the "Scheme")
"Use"	PO30 "Bed and breakfast premises" "Premises" used for a "Bed and breakfast premises" are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.	AO30.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time. AO30.2 "Premises" contains not more than 2 (two) "Accommodation units" for guest accommodation purposes.	<i>"Bed and breakfast premises"</i> <i>"Bed and breakfast premises"</i>
"Use"	PO31 "Home business" "Premises" used for a "Home business" are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.	AO31.1 No more than 1 (one) person other than the residents of the "Premises" is employed in the "Home business". AO31.2 No more than 50m ² of "Total use area" is used for the purposes of a "Home business". AO31.3 No more than 2 (two) clients normally attend the "Premises" at any one time. AO31.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area. AO31.5 Operate only between the hours of 7:00am and 6:00pm. AO31.6 Delivery of goods occurs only between the hours of 8:00am and 6:00pm Monday to Friday, excluding Public Holidays.	<i>"Home business"</i> <i>"Home business" – excluding "home business" providing home-based child care</i> <i>"Home business" – excluding "home business" providing home-based child care</i> <i>"Home business"</i> <i>"Home Business"</i> <i>"Home Business"</i>

4.5.3.5 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability – “Building work” where not associated with a “Material Change of use”

“Building work” where not associated with a “Material Change of use”			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.5.2 and 4.5.3.2 of the “Scheme”)
Amenity	PO1 “Building” and “Structure” Design “Buildings” and “Structures” are designed so that: (a) the amenity of the Commercial “Zone” is protected and maintained; (b) character and streetscape are enhanced; (c) they address the street frontage; and (d) compliment the local traditional building elements. (e) elements.	AO1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.	“Minor Building work”
Amenity	PO2 Setbacks and Boundary Clearances “Buildings” and “Structures” are located to ensure the local character and streetscape are protected and enhanced.	No acceptable outcome is prescribed.	
Infrastructure	PO3 “Electricity transmission line easement” - Separation Distance “Habitable buildings” and “Child oriented uses” are located so as to promote community safety.	AO3 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.	“Minor Building work”
Environmental	PO4 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AO4 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.	“Minor Building work”
Environmental	PO5 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO5 A minimum 10 metre wide buffer area with no soil disturbance is provided from the high bank of any “Watercourse” or “Lake” for the full distance within the development site”.	“Minor Building work”
Environmental	PO6 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.	AO6.1 A minimum separation distance of 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. AO6.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	“Minor Building work” “Minor Building work”

"Building work" where not associated with a "Material Change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.5.2 and 4.5.3.2 of the "Scheme")
Constraint	<p>P07 Sloping Land "Development" is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	<p>A07.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>A07.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <ul style="list-style-type: none"> (a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development; (b) the development will not increase the risk of landslide activity on other land , including land above the site; (c) any measures identified for stabilising the development ; (d) the development does not concentrate existing ground water and overland flow paths; (e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability. 	<i>"Minor Building work"</i>

4.5.3.6 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability – “Operational work” where not associated with a “Material Change of use”

<i>“Operational work” where not associated with a “Material Change of use”</i>			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.5.2 and 4.5.3.2 of the “Scheme”)
Amenity	PO1 General Design “Operational works” are designed and constructed so that the visual amenity and streetscape of the Commercial “Zone” is protected.	No acceptable outcome is prescribed.	
Environmental	PO2 Excavation or Filling Excavating or filling of land: (a) ensures safety and amenity for the users of the “Premises” and land in close proximity; (b) minimises soil erosion.	AO2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm. AO2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height. AO2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.	<i>Excavation or filling</i> <i>Excavation or filling</i> <i>Excavation or filling</i>
Environmental	PO3 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AO3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.	<i>Excavation or filling</i>
Environmental	PO4 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO4 A minimum 10 metre wide buffer area with no soil disturbance is provided extending out from the high bank of any “Watercourse” or “Lake” for the full distance within the development site.	<i>Excavation or filling</i>
Environmental	PO5 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.	AO5.1 A separation distance of not less than 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. AO5.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	<i>Excavation or filling</i> <i>Excavation or filling</i>
Environmental	PO6 Water Quality The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use ¹⁸ .	No acceptable outcome is prescribed	

¹⁸ An applicant may demonstrate how the development achieves the outcomes stated in PO6 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 2009.

"Operational work" where not associated with a "Material Change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.5.2 and 4.5.3.2 of the "Scheme")
Constraint	<p>P07 Sloping Land "Development" is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	<p>AO7.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>AO7.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <ul style="list-style-type: none"> (a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development; (b) the development will not increase the risk of landslide activity on other land , including land above the site; (c) any measures identified for stabilising the development ; (d) the development does not concentrate existing ground water and overland flow paths; (e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability. 	<i>Excavation or filling</i>

PART 4 ZONES

4.6 Industrial “Zone”

4.6.1 Intent:

The Industrial “Zone” is intended primarily for “industrial activities”.

4.6.2 Industrial “Zone” Table of Assessment:

(1) Categories of development and assessment - Material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
“Airport”	Impact Assessment	The Planning Scheme
“Caretaker’s residence”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Industrial “Zone” Code Code Assessment not Accepted development subject to requirements	Industrial “Zone” Code AO’s referenced in Table 4.6.3.2 Industrial “Zone” Code
“Commercial activities” where involving a “Material Change of Use” from one to another of “Commercial premises”, “Professional office” or “Shop” and where involving no or only minor “Building Work” only	Code Assessment	Industrial “Zone” Code
“Community oriented activities” other than “public utility”	Impact Assessment	The Planning Scheme
“Residential activities” other than “caretaker’s residence”	Impact Assessment	The Planning Scheme
All other “Uses” defined in the “Scheme”	Code Assessment	Industrial “Zone” Code
All other “Uses” not defined in the “Scheme”	Impact Assessment	The Planning Scheme

(2) “Reconfiguring a lot”

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
“Reconfiguring a lot”	Code Assessment	Reconfiguring a lot Code

(3) “Building work” where not associated with a “Material Change of use”

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All other “Building work” where not identified as in section 1.4.6.5 of the “Scheme”	Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Industrial “Zone” Code Code Assessment if not Accepted development subject to requirements	Industrial “Zone” Code AO’s referenced in Table 4.6.3.2 Industrial “Zone” Code

(4) "Operational work" where not associated with a "Material Change of use"

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Excavation or filling	<p>Accepted development subject to requirements if where:</p> <p>(1) less than 1 metre above or below natural ground level and involving less than 100m³ of material; or</p> <p>(2) 1 metre or more above or below natural ground level and involving less than 50m³ of material;</p> <p>and where complying with the applicable acceptable outcomes in the Industrial "Zone" Code</p> <p>Code Assessment if not accepted development subject to requirements</p>	<p>Industrial "Zone" Code AO's referenced in Table 4.6.3.2</p> <p>Industrial "Zone" Code</p>

4.6.3 Industrial “Zone” Code

4.6.3.1 Applicability

- (1) The provisions of this code apply to “*Development*” being any:
- (a) “Material change of use”;
 - (b) “Building work”; or
 - (c) “Operational work”.

4.6.3.2 Accepted Development subject to requirements - Applicable Acceptable Outcomes

The applicable acceptable outcomes for accepted development subject to requirements are as set out in Table 4.6.3.2:

Table 4.6.3.2

“Material change of use”	Applicable Acceptable Outcomes
“Caretaker’s residence”	AO5 AO6.1 AO6.2 AO10 AO11.1 AO11.2 AO12 AO13 AO14 AO16.1 AO18.1 AO18.2 AO19 AO20 AO21.1 AO21.2 AO25.1 AO25.2 AO25.3 AO26 AO27 AO29
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Outcomes
“Building work”	AO1 AO2.1 AO2.2 AO3 AO4 AO5 AO6.1 AO6.2 AO7
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Outcomes
Excavation or Filling	AO2.1 AO2.2 AO2.3 AO3 AO4 AO5.1 AO5.2 AO7

4.6.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) The Industrial “Zone” continues to accommodate a wide range of “industrial activities”.
- (3) Within the Industrial “Zone” “industrial activities”:
 - (a) are consolidated, within an identifiable area, so as to ensure other “uses” in the locality are protected from any adverse impacts associated with “industrial activities”; and
 - (b) are not prejudiced by the intrusion of incompatible “uses”.
- (4) Within the Industrial “Zone”, “development”:
 - (a) is located, designed and operated in a manner that maintains the industrial scale, intensity, form and character;
 - (b) maintains the environment, including soil, air and water compatible with healthy natural systems and public health and safety;
 - (c) does not compromise or impact adversely on other “uses” including those within other “Zones”;
 - (d) has an appropriately designed access to the road network and traffic generated by the development does not impact adversely on the local road network;
 - (e) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (f) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure;
 - (g) is located and designed in ways that minimise the need for flood and landslide mitigation, and to protect people and premises from such natural events;
 - (h) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to a level of supply or design standards fit for purpose for the “use”; and
 - (i) does not adversely impact on infrastructure networks.

4.6.3.4 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability – “Material change of Use”

<i>“Material change of use”</i>			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.6.2 and 4.6.3.2 of the “Scheme”)
Location	<p>PO1 Non-“Industrial activities” - Locational Criteria Non-“Industrial activities” are located in the Industrial “Zone” only where:</p> <p>(a) it can be demonstrated those activities are associated with industrial activities and cannot reasonably be established in other more appropriate “zones”; and</p> <p>(b) those activities do not compromise the operation of “industrial activities”.</p>	No acceptable outcome is prescribed.	
Amenity	<p>PO2 Protection of Surrounding Areas “Uses” are operated to ensure the amenity of the surrounding areas is protected.</p>	<p>AO2.1 “Uses” are operated only between the hours of 7:00am and 6:00pm.</p> <p>AO2.2 A 1.8 metre high solid screen fence is erected along the full length of any boundary common with land in an Urban, Commercial or Rural Residential “Zone”.</p>	
Amenity	<p>PO3 Delivery of Goods The loading and unloading of goods in connection occurs at times to protect the amenity of the Industrial “Zone” and surrounding areas.</p>	<p>AO3.1 Loading and unloading occurs only between the hours of:</p> <p>(a) 8:00am and 6:00pm, Monday to Friday and</p> <p>(b) 8:00am and 12:00 (noon) on Saturdays.</p> <p>AO3.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	
Amenity	<p>PO4 “Total use area” “Development” is of a scale that contributes to the amenity of the Industrial “Zone”.</p>	<p>AO4 “Total use area” is no more than 75% of site area.</p>	
Amenity	<p>PO5 Height The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Industrial “Zone” and surrounding areas.</p>	<p>AO5 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are 8.5 metres or less in height and are not more than 2 (two) storeys at any point above natural ground level.</p>	
Amenity	<p>PO6 Setbacks and Boundary Clearances “Buildings” and “Structures” are located to ensure the local character and streetscape are protected and enhanced.</p>	<p>AO6.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage.</p> <p>AO6.2 “Buildings” and “Structures” have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	
Amenity	<p>PO7 Transport Movements Transport movements generated by the use avoid the necessity to travel through and impose increased external traffic volumes into predominantly residential areas.</p>	No acceptable outcome is prescribed.	
Amenity	<p>PO8 “Building” and “Structure” Design “Buildings” and “Structures” are designed so that the amenity of the Industrial “Zone” is maintained and the amenity of surrounding areas is protected.</p>	No acceptable outcome is prescribed.	

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.6.2 and 4.6.3.2 of the "Scheme")
Amenity	PO9 Landscaping and External Activity Areas Landscaping and external activity areas are provided on - site to: (a) contribute to built form and streetscape; (b) provide positive sun and breeze control; (c) make provision for recreation areas.	No acceptable outcome is prescribed.	
Amenity	PO10 Lighting The design of lighting does not prejudice the local amenity.	AO10 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.	
Infrastructure	PO11 Water Supply All "Premises" have an adequate volume and supply of water for the "Use".	AO11.1 "Premises" are connected to Council's reticulated water supply system. Or AO11.2 "Premises" are connected to an approved water allocation as provided by the relevant agency.	"Caretaker's residence" "Caretaker's residence"
Infrastructure	PO12 Effluent Disposal All "Premises" provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.	AO12 "Premises" are connected to Council's reticulated sewerage system.	"Caretaker's residence"
Infrastructure	PO13 Stormwater Stormwater is collected and discharged to: (a) protect the stability of buildings or the use of adjacent land; (b) protect and maintain environmental values; (c) a lawful point of discharge; and (d) a system with design capacity to accommodate the peak flows and that is 'fit for purpose'.	AO13 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.	"Caretaker's residence"
Infrastructure	PO14 Electricity "Premises" are provided with a reliable supply of electricity fit for purpose in satisfying the normal demands of the "Use".	AO14 All "Premises" have a supply of electricity through the electricity supply network capable of meeting normal demands of the use.	"Caretaker's residence"
Infrastructure	PO15 Vehicle Access Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians to, from and within the premises without compromising the efficiency, function, convenience of use or capacity of the road system.	AO15 All "Premises" must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).	
Infrastructure	PO16 Vehicle Parking and Service Vehicle Provision Vehicle parking, service vehicle areas, loading and unloading areas (including refuse storage areas) are: (a) adequate for the "Use"; (b) ensure safe and functional operation for motorists and pedestrians; and (c) located to allow for the servicing of the Use, while protecting the amenity of surrounding "Uses".	AO16.1 All "Uses" provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a) AO16.2 Vehicle parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)	"Caretaker's residence"

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.6.2 and 4.6.3.2 of the "Scheme")
Infrastructure	PO17 Roads Adequate all-weather road access is provided between the "Premises" and the existing road network.	AO17 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)	
Infrastructure	PO18 "Electricity transmission line easement" - Vegetation Transmission lines within an "Electricity transmission line easement" are protected from risk of vegetation damaging asset or interfering with supply.	AO18.1 Planted vegetation within an "Electricity transmission line easement" shall have a mature height not exceeding 2.5 metres and not be closer than 2.5m to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.	"Caretaker's residence"
Infrastructure	PO19 "Electricity transmission line easement" - Separation Distance "Habitable buildings" and "Child oriented uses" are located to ensure community safety.	AO19 "Habitable buildings" and "Child oriented uses" maintain a minimum separation distance from the most proximate boundary of an "Electricity transmission line easement" in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.	"Caretaker's residence"
Environmental	PO20 "Watercourses" and "Lakes" "Development" ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO20 A minimum 10 metre wide buffer area with no soil disturbance is provided from the high bank of any "Watercourse" or "Lake" for the full distance within the development site.	"Caretaker's residence"
Environmental	PO21 Cultural Heritage "Development" ensures the protection and maintenance of places and items of cultural heritage.	AO21.1 A minimum separation distance of 10 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes". AO21.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	"Caretaker's residence" "Caretaker's residence"
Environmental	PO22 Air Emissions Air emissions from "Premises" do not cause environmental harm or nuisance to adjoining properties or "Sensitive land uses". ¹⁹	AO22 Development complies with the applicable requirements of the <i>Environmental Protection (Air) Policy 2008</i>	
Environmental	PO23 Noise Emissions Noise emissions from "Premises" do not cause environmental harm or nuisance to adjoining properties or "Sensitive land uses". ²⁰	AO23 Development complies with the applicable requirements of the <i>Environmental Protection (Noise) Policy 2008</i>	

¹⁹ One way an applicant may demonstrate how the development achieves the outcomes stated in PO21 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 2008.

²⁰ One way an applicant may demonstrate how the development achieves the outcomes stated in PO22 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 2008.

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.6.2 and 4.6.3.2 of the "Scheme")
Environmental	<p>PO24 Water Quality The standard of effluent and / or stormwater runoff from "Premises" ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use²¹. 	<p>AO24 Development complies with the applicable requirements of the <i>Environmental Protection (Water) Policy 2009</i></p>	
Environmental	<p>PO25 Excavation or Filling Excavating or filling of land:</p> <ul style="list-style-type: none"> (a) ensures safety and amenity for the users of the "Premises" and land in close proximity; (b) minimises soil erosion; and (c) limits detrimental impacts on water quality. 	<p>AO25.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm. AO25.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height. AO25.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.</p>	<p>"Caretaker's residence"</p> <p>"Caretaker's residence"</p> <p>"Caretaker's residence"</p>
Environmental	<p>PO26 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AO26 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.</p>	<p>"Caretaker's residence"</p>
Constraint	<p>PO27 "Development" in the vicinity of "Airports" 'Development' in the vicinity of "Airports":</p> <ul style="list-style-type: none"> (a) protects the operation of the "Airport"; (b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and (c) does not restrict the future operational requirements of the "Airport". 	<p>AO27 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are 7.5 metres or less in height at any point above natural ground level. (Except where establishing in an existing "Building" and no "Building works" are being undertaken for that existing "Building".)</p>	<p>"Caretaker's residence"</p>
Constraint	<p>PO28 Flooding 'Development' is designed and located so as:</p> <ul style="list-style-type: none"> (a) to minimize impact and damage from a Defined inundation event on property and contents ; (b) to ensure the safety of all persons including in case of emergency evacuation; (c) to not directly or cumulatively cause or increase adverse impacts from flood inundation.²² 	<p>AO28.1 Development is sited on parts of the premises that are not within the Defined inundation event area; Or AO28.2 Development is designed to provide immunity above the Defined inundation event area with an additional freeboard of 300mm; AO28.3 Development provides an effective evacuation route that remains passable, with sufficient flood warning time to enable people to progressively evacuate to areas above the defined inundation event.</p>	

²¹ One way an applicant may demonstrate how the development achieves the outcomes stated in PO23 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 2009.

²² To assist an applicant to demonstrate compliance with PO31, the maximum recorded flood may be adopted as an indication of flood level.

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.6.2 and 4.6.3.2 of the "Scheme")
Constraint	<p>PO29 Sloping Land "Development" is undertake to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	<p>AO29.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>AO29.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <ul style="list-style-type: none"> (a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development; (b) the development will not increase the risk of landslide activity on other land , including land above the site; (c) any measures identified for stabilising the development ; (d) the development does not concentrate existing ground water and overland flow path. 	"Caretaker's residence"
"Use"	<p>PO30 "Airport" "Airport" activities:</p> <ul style="list-style-type: none"> (a) do not adversely impact on the amenity of surrounding residents; (b) ensure the safe operation of aeronautical and support activities; and (c) ensure the safety of surrounding "Premises". 	No acceptable outcome is prescribed.	
"Use"	<p>PO31 "Intensive animal industries" "Intensive animal industries":</p> <ul style="list-style-type: none"> (a) do not impact adversely on the amenity of the Industrial "Zone", and surrounding areas; (b) are designed and operated to ensure the protection and maintenance of environmental values; and (c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity. 	No acceptable outcome is prescribed.	

4.6.3.5 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability – “Building work” where not associated with a “Material Change of use”

“Building work” where not associated with a “Material Change of use”			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.6.2 and 4.6.3.2 of the “Scheme”)
Amenity	PO1 Height The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Industrial “Zone” and is consistent with the predominant industrial form.	AO1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.	“Building work”
Amenity	PO2 Setbacks and Boundary Clearances “Buildings” and “Structures” are located to ensure the local character and streetscape are protected and enhanced.	AO2.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage. AO2.2 “Buildings” and “Structures” have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).	“Building work” “Building work”
Infrastructure	PO3 “Electricity transmission line easement” - Separation Distance “Habitable buildings” and “Child oriented uses” are located so as to promote community safety.	AO3 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1(1) and Section 3.1 Diagram 1.	“Building work”
Environmental	PO4 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AO4 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.	“Building work”
Environmental	PO5 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO5 A minimum 10 metre wide buffer area with no soil disturbance is provided from the high bank of any “Watercourse” or “Lake” for the full distance within the development site.	“Building work”
Environmental	PO6 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.	AO6.1 A minimum separation distance of 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. AO6.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	“Building work” “Building work”
Constraint	PO7 Sloping Land “Development” is undertaken to ensure: (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised.	AO7.1 “Development” is not undertaken on slopes greater than 15%. Or AO7.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ; (a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development; (b) the development will not increase the risk of landslide activity on other land , including land above the site; (c) any measures identified for stabilising the development ; (d) the development does not concentrate existing ground water and overland flow paths.	“Building work”

4.6.3.6 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability – “Operational work” where not associated with a “Material Change of use”

<i>“Operational work” where not associated with a “Material Change of use”</i>			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.6.2 and 4.6.3.2 of the “Scheme”)
Amenity	PO1 General Design “Operational works” are designed and constructed so that the visual amenity and streetscape of the Industrial “Zone” is protected.	No acceptable outcome is prescribed.	
Environmental	PO2 Excavation or Filling Excavating or filling of land: (a) ensures safety and amenity for the users of the “Premises” and land in close proximity; (b) minimises soil erosion.	AO2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm. AO2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height. AO2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.	<i>Excavation or filling</i> <i>Excavation or filling</i> <i>Excavation or filling</i>
Environmental	PO3 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AO3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.	<i>Excavation or filling</i>
Environmental	PO4 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO4 A minimum 10 metre wide buffer area with no soil disturbance is provided extending out from the high bank of any “Watercourse” or “Lake” for the full distance within the development site.	<i>Excavation or filling</i>
Environmental	PO5 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.	AO5.1 A separation distance of not less than 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. AO5.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	<i>Excavation or filling</i> <i>Excavation or filling</i>
Environmental	PO6 Water Quality The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use ²³ .	AO6 Development complies with the applicable requirements of the Environmental Protection (Water) Policy 2009.	

²³ An applicant may demonstrate how the development achieves the outcomes stated in PO6 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 2009.

"Operational work" where not associated with a "Material Change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.6.2 and 4.6.3.2 of the "Scheme")
Constraint	<p>P07 Sloping Land "Development" is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	<p>A07.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>A07.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <ul style="list-style-type: none"> (a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development; (b) the development will not increase the risk of landslide activity on other land , including land above the site; (c) any measures identified for stabilising the development ; (d) the development does not concentrate existing ground water and overland flow paths. 	<i>Excavation or filling</i>

PART 4 ZONES

4.7 Open Space and Recreation “Zone”

4.7.1 Intent:

The Open Space and Recreation “Zone” is intended for “Open space and recreation activities”, parks and areas of conservation value.

4.7.2 Open Space and Recreation “Zone” Table of Assessment:

(1) (a) Categories of development and assessment Protected Areas - Material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All “Uses” defined in the “Scheme”	Code Assessment	Open Space and Recreation “Zone” Code Part A (PO1 – PO10)
All other “Uses” not defined in the “Scheme”	Impact Assessment	The Planning Scheme

(1) (b) Categories of development and assessment Areas other than Protected Areas - Material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All “Uses” defined in the “Scheme”	Code Assessment	Open Space and Recreation “Zone” Code Part B (PO11 – PO47)
All other “Uses” not defined in the “Scheme”	Impact Assessment	The Planning Scheme

(2) “Reconfiguring a lot”

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
“Reconfiguring a lot”	Code Assessment	Reconfiguring a lot Code

(3) (a) Protected Areas - “Building work” where not associated with a “Material Change of use”

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Minor “Building work” only where identified as exempt in section 1.4.6.5 of the “Scheme”	Code Assessment	Open Space and Recreation “Zone” Code Part A (PO1 – POC7)

(3) (b) Areas other than Protected Areas - "Building work" where not associated with a "Material Change of use"

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
"Building work" where not identified as exempt in section 1.4.6.5 of the "Scheme"	<p>Accepted development subject to requirements where complying with the applicable acceptable outcomes in the Open Space and Recreation "Zone" Code</p> <p>Code Assessment if not accepted development subject to requirements</p>	<p>Open Space and Recreation "Zone" Code AO's referenced in Table 4.7.3.2</p> <p>Open Space and Recreation "Zone" Code Part B (PO8 - PO17)</p>

(4) "Operational work" where not associated with a "Material Change of use"

Type	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Excavation or filling	<p>Accepted development subject to requirements if where:</p> <p>(1) less than 1 metre above or below natural ground level and involving less than 100m³ of material; or</p> <p>(2) 1 metre or more above or below natural ground level and involving less than 50m³ of material;</p> <p>and where complying with the applicable acceptable outcomes in the Open Space and Recreation "Zone" Code</p> <p>Code Assessment if not accepted development subject to requirements</p>	<p>Open Space and Recreation "Zone" Code AO's referenced in Table 4.7.3.2</p> <p>Open Space and Recreation "Zone" Code</p>

4.7.3 Open Space and Recreation “Zone” Code

4.7.3.1 Applicability

- (1) The provisions of this code apply to “Development” being any:
- (a) “Material change of use”;
 - (b) “Building work”; or
 - (c) “Operational work”.

4.7.3.2 Accepted Development subject to requirements - Applicable Acceptable Outcomes

The applicable acceptable outcomes for accepted development subject to requirements are as set out in Table 4.7.3.2:

Table 4.7.3.2

Areas other than protected areas - “ <i>Building work</i> ” where not associated with a “ <i>Material Change of use</i> ”	Applicable Acceptable Outcomes
“<i>Building work</i>”	AO9 AO10.1 AO10.2 AO11 AO12 AO13 AO14 AO15.1 AO15.2 AO16 AO17
“ <i>Operational work</i> ” where not associated with a “ <i>Material Change of use</i> ”	Applicable Acceptable Outcomes
Excavation or Filling	AO2.1 AO2.2 AO2.3 AO3 AO4 AO5 AO6.1 AO6.2 AO8

4.7.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental values and characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) The Open Space and Recreation “Zone” ensures:
 - (a) the continued conservation of protected areas; and
 - (b) areas remain for the provision of recreational facilities.
- (3) “Development” in protected areas:
 - (a) results in minimal impacts on the natural environment; and
 - (b) maintains conservation, biodiversity and habitat values.
- (4) “Development” in areas other than protected areas:
 - (a) is located, designed and operated in a manner that protects the local amenity;
 - (b) does not prejudice or impact adversely on other “uses” including those within other “Zones”;
 - (c) has an appropriately designed access to the road network and traffic generated by the development does not impact adversely on the local road network and local amenity;
 - (d) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”;
 - (e) maintains the environment, including soil, air and water, compatible with healthy natural systems and public health and safety;
 - (f) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure;
 - (g) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (h) is located and designed in ways that minimise the need for flood, bushfire and landslide mitigation, and to protect people and premises from such natural events; and
 - (i) does not adversely impact on infrastructure networks.

4.7.3.4 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability – “Material change of Use”

Part A – Protected Areas:

<i>“Material change of use”</i>			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.7.2 and 4.7.3.2 of the “Scheme”)
Location	PO1 Protected Areas “Development” in protected areas as identified on Land Characteristics Map – Features Map 1: (a) provides activities and / or facilities having a direct relationship with the conservation role of protected areas; (b) is located, designed and operated with minimal impacts on the natural environment; and (c) maintains the conservation, biodiversity and habitat values.	No acceptable outcome is prescribed.	
Environmental	PO2 Buildings and Structures “Buildings” and “Structures” are designed and located to ensure minimal impact on the local conservation and environmental qualities.	No acceptable outcome is prescribed.	
Environmental	PO3 Infrastructure “Development” is provided with physical infrastructure that protects the local conservation and environmental qualities; has minimal impacts on those qualities; and ensures no release of contaminants.	No acceptable outcome is prescribed.	
Environmental	PO4 Access “Development” is provided with access that protects the local conservation and environmental qualities and has minimal impacts on those qualities.	No acceptable outcome is prescribed.	
Environmental	PO5 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	A05 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”. Buffer areas include a cover of vegetation, including grasses.	
Environmental	PO6 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.	A06.1 A minimum separation distance of 50 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. A06.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	
Environmental	PO7 Ridgelines and Escarpments Ridgelines and escarpments are maintained in a natural state to protect local character and landscape values.	A07 All “Buildings” and “Structures” maintain a minimum 20 metre separation distance to a ridgeline or escarpment. (Except where establishing in an existing “Building” and no “Building works” are being undertaken.)	
Environmental	PO8 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	A08 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.	

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.7.2 and 4.7.3.2 of the "Scheme")
Constraint	<p>PO9 Bushfire Hazard "Development" is located to maintain the safety of people and property from Bushfire Hazard²⁴.</p>	<p>AO9 "Development" is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p>	
Constraint	<p>PO10 High and Medium Bushfire Hazard Areas "Development" in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between "Buildings", "Structures" and "Hazardous vegetation"²⁵.</p>	<p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots greater than 2500m²:</p> <p>AO10 "Buildings" and "Structures":</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever ever is the greater; and</p> <p>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots less than or equal to 2500m²: No acceptable outcome is prescribed.</p>	
Constraint	<p>PO11 Sloping Land "Development" is undertake to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AO11.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>AO11.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <p>(a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development;</p> <p>(b) the development will not increase the risk of landslide activity on other land , including land above the site;</p> <p>(c) any measures identified for stabilising the development ;</p> <p>(d) the development does not concentrate existing ground water and overland flow path.</p>	

²⁴ One way an applicant may demonstrate compliance with PO9 is to demonstrate compliance with PO10 and prepare a Bushfire Management Plan identifying how the outcomes of PC9 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

²⁵ One way an applicant may demonstrate compliance with PO10 is to prepare a Bushfire Management Plan identifying how the outcomes of PO10 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

Part B – Areas other than Protected Areas:

“Material change of use”			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.7.2 and 4.7.3.2 of the “Scheme”)
Location	PO12 Areas other than protected areas “Development” in areas other than protected areas as identified on Land Characteristics Map – Features Map 1 provides areas for, or facilities for sporting and / or recreational activities for the community.	No acceptable outcome is prescribed.	
Amenity	PO13 Operating Hours “Development” is operated so as to protect the local amenity.	No acceptable outcome is prescribed.	
Amenity	PO14 Delivery of Goods The loading and unloading of goods occurs at times to protect the local amenity.	AO14.1 Loading and unloading occurs only between the hours of: (a) 7:00am and 6:00pm, Monday to Friday and (b) 8:00am and 4:00pm on Saturdays. AO4.2 No loading and unloading occurs on Sundays and Public Holidays.	
Amenity	PO15 “Total use area” “Development” is of a scale that maintains the local amenity and character.	AO15 “Total use area” is no more than 75% of site area.	
Amenity	PO16 Height The height of “Buildings” and “Structures” does not impact adversely on the local amenity of the Open Space and Recreation “Zone”.	AO16 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are 8.5 metres or less in height and are not more than 2 (two) storeys at any point above natural ground level.	
Amenity	PO17 Setbacks and Boundary Clearances “Buildings” and “Structures” are located to ensure the local amenity is protected and enhanced.	AO17.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage. AO17.2 “Buildings” and “Structures” have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).	
Amenity	PO18 Transport Movements Transport movements generated by the use avoid the necessity to travel through and impose increased external traffic volumes into predominantly residential areas.	No acceptable outcome is prescribed.	
Amenity	PO19 “Building” and “Structure” Design “Buildings” and “Structures” are designed so that the local amenity is maintained and the amenity of surrounding areas is protected.	No acceptable outcome is prescribed.	
Amenity	PO20 Ridgelines and Escarpments Ridgelines and escarpments are maintained in a natural state to protect local character and landscape values.	AO20 All “Buildings” and “Structures” maintain a minimum 20 metre separation distance to a ridgeline or escarpment. (Except where establishing in an existing “Building” and no “Building works” are being undertaken.)	
Amenity	PO21 Landscaping Landscaping is provided on - site to: (a) contribute to a pleasant and functional built form; and (b) contribute to the local visual qualities.	No acceptable outcome is prescribed.	

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.7.2 and 4.7.3.2 of the "Scheme")
Amenity	PO22 Lighting The design of lighting does not impact adversely on the local amenity through poorly directed lighting, lighting overspill or lighting glare.	AO22 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.	
Amenity	PO23 Separation of Incompatible Land Uses Separation distances are provided to ensure: (a) the future viability of surrounding "Uses"; (b) infrastructure items are protected from incompatible "Development"; (c) a high standard of amenity and public safety is maintained; and (d) conflict arising from incompatible "Uses" is minimised.	No acceptable outcome is prescribed.	
Infrastructure	PO24 Water Supply All "Premises" have an adequate volume and supply of water for the "Use".	AO24.1 "Premises" are connected to Council's reticulated water supply system. Or AO24.2 "Premises" are connected to an approved water allocation as provided by the relevant agency.	
Infrastructure	PO25 Effluent Disposal All "Premises" provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.	AO25.1 "Premises" are connected to Council's reticulated sewerage system. Or AO25.2 "Premises" not in a sewered area have an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.2.	
Infrastructure	PO26 Stormwater Stormwater is collected and discharged to: (a) protect the stability of buildings or the use of adjacent land; (b) protect and maintain environmental values; (c) a lawful point of discharge; and (d) a system with design capacity to accommodate the peak flows and that is 'fit for purpose'.	AO26 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.	
Infrastructure	PO27 Electricity "Premises" are provided with a reliable supply of electricity fit for purpose in satisfying the normal demands of the "Use".	AO27 All "Premises" have a supply of electricity through the electricity supply network capable of meeting normal demands of the use.	
Infrastructure	PO28 Vehicle Access Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians to, from and within the premises without compromising the efficiency, function, convenience of use or capacity of the road system.	AO28 All "Premises" must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).	

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.7.2 and 4.7.3.2 of the "Scheme")
Infrastructure	<p>PO29 Vehicle Parking and Service Vehicle Provision Vehicle parking and service vehicle provision is provided for the "Use" to ensure a safe and functional operation for motorists and pedestrians to, from and within the premises.</p>	<p>AO29.1 All "Uses" provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a) AO29.2 Vehicle parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)</p>	
Infrastructure	<p>PO30 Roads Adequate all-weather road access is provided between the "Premises" and the existing road network.</p>	<p>AO30 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)</p>	
Infrastructure	<p>PO31 "Electricity transmission line easement" - Vegetation Transmission lines within an "Electricity transmission line easement" are protected from risk of vegetation damaging asset or interfering with supply.</p>	<p>AO31 Planted vegetation within an "Electricity transmission line easement" shall have a mature height not exceeding 2.5 metres and not be closer than 2.5m to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	
Infrastructure	<p>PO32 "Electricity transmission line easement" - Vegetated Buffers Vegetated buffers adjoining an "Electricity transmission line easement" are maintained to provide: (a) a visual buffer to the easement; and (b) a separation distance from the easement.</p>	<p>AO32 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an "Electricity transmission line easement" as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 4.</p>	
Infrastructure	<p>PO33 "Electricity transmission line easement" - Separation Distance "Habitable buildings" and "Child oriented uses" are located to ensure community safety.</p>	<p>AO33 "Habitable buildings" and "Child oriented uses" maintain a minimum separation distance from the most proximate boundary of an "Electricity transmission line easement" in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	
Environmental	<p>PO34 "Watercourses" and "Lakes" "Development" ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AO34 A minimum 50 metre wide buffer area is provided from the high bank of any "Watercourse" or "Lake". Buffer areas include a cover of vegetation, including grasses.</p>	
Environmental	<p>PO35 Vegetation Retention "Development" retains vegetation for the: (a) protection of scenic quality; (b) protection of general habitat; (c) protection of soil quality; and (d) establishment of open space corridors and networks.</p>	<p>AO35 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.</p>	
Environmental	<p>PO36 Cultural Heritage "Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS36.1 A minimum separation distance of 50 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes". A36.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.7.2 and 4.7.3.2 of the "Scheme")
Environmental	PO37 Air Emissions Air emissions from "Premises" do not cause environmental harm or nuisance to adjoining properties or "Sensitive land uses". ²⁶	AO37 Development complies with the applicable requirements of the <i>Environmental Protection (Air) Policy 2008</i>	
Environmental	PO38 Noise Emissions Noise emissions from "Premises" do not cause environmental harm or nuisance to adjoining properties or "Sensitive land uses". ²⁷	AO38 Development complies with the applicable requirements of the <i>Environmental Protection (Noise) Policy 2008</i>	
Environmental	PO39 Water Quality The standard of effluent and / or stormwater runoff from "Premises" ensures the quality of surface and underground water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use. ²⁸	AO39 Development complies with the applicable requirements of the <i>Environmental Protection (Water) Policy 2009</i>	
Environmental	PO40 Excavation or Filling Excavating or filling of land: (a) ensures safety and amenity for the users of the "Premises" and land in close proximity; (b) minimises soil erosion; and (c) limits detrimental impacts on water quality.	AO40.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm. AO40.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height. AO40.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.	
Environmental	PO41 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AO41 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.	
Constraint	PO42 "Development" in the vicinity of "Airports" "Development" in the vicinity of "Airports": (a) protects the operation of the "Airport"; (b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and (c) does not restrict the future operational requirements of the "Airport".	AO42 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are 7.5 metres or less in height at any point above natural ground level. (Except where establishing in an existing "Building" and no "Building works" are being undertaken for that existing "Building".)	

²⁶ One way an applicant may demonstrate how the development achieves the outcomes stated in PO21 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 2008.

²⁷ One way an applicant may demonstrate how the development achieves the outcomes stated in PO22 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 2008.

²⁸ One way an applicant may demonstrate how the development achieves the outcomes stated in PO23 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 2009.

"Material change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.7.2 and 4.7.3.2 of the "Scheme")
Constraint	<p>PO43 Flooding 'Development' is designed and located so as:</p> <ul style="list-style-type: none"> (a) to minimize impact and damage from a Defined inundation event on property and contents ; (b) to ensure the safety of all persons including in case of emergency evacuation; (c) to not directly or cumulatively cause or increase adverse impacts from flood inundation.²⁹ 	No acceptable outcome is prescribed.	
Constraint	<p>PO44 Environmental Areas "Development" is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	No acceptable outcome is prescribed.	
Constraint	<p>PO45 Sloping Land "Development" is undertake to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	<p>AO45.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>AO45.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <ul style="list-style-type: none"> (a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development; (b) the development will not increase the risk of landslide activity on other land , including land above the site; (c) any measures identified for stabilising the development ; (d) the development does not concentrate existing ground water and overland flow path. 	
Constraint	<p>PO46 Bushfire Hazard "Development" is located to maintain the safety of people and property from Bushfire Hazard³⁰.</p>	AO46 "Development" is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.	

²⁹ To assist an applicant to demonstrate compliance with PO31, the maximum recorded flood may be adopted as an indication of flood level.

³⁰ One way an applicant may demonstrate compliance with PO45 is to demonstrate compliance with PO46 and prepare a Bushfire Management Plan identifying how the outcomes of PO45 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

"Material change of use"		
Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.7.2 and 4.7.3.2 of the "Scheme")
Constraint	<p>PO47 High and Medium Bushfire Hazard Areas <i>"Development"</i> in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between</p> <p>(c) <i>"Buildings"</i>, <i>"Structures"</i> and <i>"Hazardous vegetation"</i>³¹.</p>	<p>For <i>"Development"</i> in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots greater than 2500m²:</p> <p>AO47.1 "Buildings" and "Structures":</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, which ever is the greater; and</p> <p>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>For <i>"Development"</i> in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots less than or equal to 2500m²: No acceptable solution is prescribed.</p> <p>For <i>"Development"</i> in areas of High or Medium bushfire hazard as identified on Land Characteristics Map – Bushfire Hazard Areas: AO47.2 Firebreaks or fire maintenance trails are provided in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Section 6.2.</p>
"Use"	<p>PO48 "Airport" <i>"Airport"</i> activities:</p> <p>(a) do not adversely impact on the amenity of surrounding residents;</p> <p>(b) ensure the safe operation of aeronautical and support activities; and</p> <p>(c) ensure the safety of surrounding <i>"Premises"</i>.</p>	<p>No acceptable outcome is prescribed.</p>

³¹ One way an applicant may demonstrate compliance with PO46 is to prepare a Bushfire Management Plan identifying how the outcomes of PO46 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

4.7.3.5 Performance Outcomes, Acceptable Outcomes and Accepted Applicability – “Building work” where not associated with a “Material Change of use”

Part A – Protected Areas:

“Building work” where not associated with a “Material Change of use”			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.7.2 and 4.7.3.2 of the “Scheme”)
Environmental	PO1 Buildings and Structures “Buildings” and “Structures” are designed and located to ensure minimal impact on the local conservation and environmental qualities.	No acceptable outcome is prescribed.	
Environmental	PO2 Ridgelines and Escarpments Ridgelines and escarpments are maintained in a natural state to protect landscape values.	AO2 All “Buildings” and “Structures” maintain a minimum 50 metre separation distance to a ridgeline or escarpment.	
Environmental	PO3 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AO3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.	
Environmental	PO4 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO4 A minimum 10 metre wide buffer area with no soil disturbance is provided from the high bank of any “Watercourse” or “Lake” for the full distance within the development site”.	
Environmental	PO5 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.	AO5.1 A minimum separation distance of 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. AO5.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	

"Building work" where not associated with a "Material Change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.7.2 and 4.7.3.2 of the "Scheme")
Constraint	<p>PO6 Sloping Land "Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AO6.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>AO6.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <p>(a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development;</p> <p>(b) the development will not increase the risk of landslide activity on other land , including land above the site;</p> <p>(c) any measures identified for stabilising the development ;</p> <p>(d) the development does not concentrate existing ground water and overland flow paths;</p> <p>(e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability.</p>	
Constraint	<p>PO7 Bushfire Hazard "Development" is located to maintain the safety of people and property from Bushfire Hazard³².</p>	<p>AO7 "Development" is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p>	
Constraint	<p>PO8 High and Medium Bushfire Hazard Areas "Development" in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between "Buildings", "Structures" and "Hazardous vegetation" while protecting the environmental values³³.</p>		

³² One way an applicant may demonstrate compliance with PO8 is to demonstrate compliance with PO7 and prepare a Bushfire Management Plan identifying how the outcomes of PO8 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

³³ One way an applicant may demonstrate compliance with PO8 is to prepare a Bushfire Management Plan identifying how the outcomes of PO8 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

Part B – Areas other than Protected Areas:

<i>“Building work” where not associated with a “Material Change of use”</i>			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.5.2 and 4.5.3.2 of the “Scheme”)
Amenity	PO9 Height The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Open Space and Recreation “Zone” and is consistent with the predominant rural form.	AO9 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.	“Building work”
Amenity	PO10 Setbacks and Boundary Clearances “Buildings” and “Structures” are located to ensure the local amenity is protected and enhanced.	AO10.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage. AO10.2 “Buildings” and “Structures” have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries.	“Building work” “Building work”
Amenity	PO11 Ridgelines and Escarpments Ridgelines and escarpments are maintained in a natural state to protect rural character and landscape values.	AO11 All “Buildings” and “Structures” maintain a minimum 20 metre separation distance to a ridgeline or escarpment.	“Building work”
Infrastructure	PO12 “Electricity transmission line easement” - Separation Distance “Habitable buildings” and “Child oriented uses” are located so as to promote community safety.	AO12 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.	“Building work”
Environmental	PO13 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AO13 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.	“Building work”
Environmental	PO14 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO14 A minimum 50 metre wide buffer area with no soil disturbance is provided from the high bank of any “Watercourse” or “Lake” for the full distance within the development site”.	“Building work”
Environmental	PO15 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.	AO15.1 A minimum separation distance of 50 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. AO15.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	“Building work” “Building work”

"Building work" where not associated with a "Material Change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.5.2 and 4.5.3.2 of the "Scheme")
Constraint	<p>PO16 Sloping Land "Development" is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	<p>AO16.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>AO16.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <ul style="list-style-type: none"> (a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development; (b) the development will not increase the risk of landslide activity on other land , including land above the site; (c) any measures identified for stabilising the development ; (d) the development does not concentrate existing ground water and overland flow paths; (e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability. 	<i>"Building work"</i>
Constraint	<p>PO17 Bushfire Hazard "Development" is located to maintain the safety of people and property from Bushfire Hazard.³⁴</p>	<p>AO17 "Development" is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p>	<i>"Building work"</i>
Constraint	<p>PO18 High and Medium Bushfire Hazard Areas "Development" in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <ul style="list-style-type: none"> (a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire area sited closest to the bushfire hazard; and (b) the provision of firebreaks to ensure adequate setbacks between "Buildings", "Structures" and "Hazardous vegetation".³⁵ 		

³⁴ One way an applicant may demonstrate compliance with PO17 is to demonstrate compliance with PO18 and prepare a Bushfire Management Plan identifying how the outcomes of PO17 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

³⁵ One way an applicant may demonstrate compliance with PO18 is to prepare a Bushfire Management Plan identifying how the outcomes of PO18 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

4.7.3.6 Performance Outcomes, Acceptable Outcomes and Accepted Development Applicability – “Operational work” where not associated with a “Material Change of use”

“Operational work” where not associated with a “Material Change of use”			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.7.2 and 4.7.3.2 of the “Scheme”)
Amenity	PO1 General Design “Operational works” are designed and constructed so that the visual amenity and environmental values of the locality are protected.	No acceptable outcome is prescribed.	
Environmental	PO2 Excavation or Filling Excavating or filling of land: (a) ensures safety and amenity for the users of the “Premises” and land in close proximity; (b) minimises soil erosion.	AO2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm. AO2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height. AO2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.	<i>Excavation or filling</i> <i>Excavation or filling</i> <i>Excavation or filling</i>
Environmental	PO3 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AO3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG.	<i>Excavation or filling</i>
Environmental	PO4 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AO4 A minimum 50 metre wide buffer area with no soil disturbance is provided from the high bank of any “Watercourse” or “Lake” for the full distance within the development site.	<i>Excavation or filling</i>
Environmental	PO5 Vegetation Retention “Development” retains vegetation for the: (a) protection of scenic quality; (b) protection of general habitat; (c) protection of soil quality; and (d) establishment of open space corridors and networks.	AO5 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.	<i>Excavation or filling</i>
Environmental	PO6 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.	AO6.1 A separation distance of not less than 50 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. AO6.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	<i>Excavation or filling</i> <i>Excavation or filling</i>
Environmental	PO7 Water Quality The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use ³⁶ .	No acceptable outcome is prescribed.	

³⁶ An applicant may demonstrate how the development achieves the outcomes stated in PO6 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 2009.

"Operational work" where not associated with a "Material Change of use"			
	Performance Outcomes	Acceptable Outcomes	Accepted Development Applicability (to be read as per Tables 4.7.2 and 4.7.3.2 of the "Scheme")
Constraint	<p>PO8 Sloping Land "Development" is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	<p>AO8.1 "Development" is not undertaken on slopes greater than 15%.</p> <p>Or</p> <p>AO8.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ;</p> <ul style="list-style-type: none"> (a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development; (b) the development will not increase the risk of landslide activity on other land , including land above the site; (c) any measures identified for stabilising the development ; (d) the development does not concentrate existing ground water and overland flow paths; (e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability. 	<i>Excavation or filling</i>

PART 5 RECONFIGURING A LOT CODE

5.1 Applicability

- (1) The provisions of this code apply to “*Development*” being: “*Reconfiguring a Lot*”

5.2 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) “*Reconfiguring a lot*”:
- (a) achieves a lot size in each “*Zone*” that complements the local amenity and environmental characteristics of the locality through appropriate lot layout and design;
 - (b) satisfies a demonstrated overriding planning need in the community’s interest;
 - (c) is undertaken in an orderly and logical sequence to achieve efficient provision of infrastructure;
 - (d) does not compromise accessing extractive or mining resources;
 - (e) avoids the need for flood, bushfire and landslide mitigation, and protects people and premises from natural disaster events; and
 - (f) does not adversely impact on infrastructure networks.
- (2) Each lot created by the reconfiguration has water supply, stormwater disposal, sustainable effluent and waste disposal, power, telecommunications, and access to the road network, to appropriate standards.
- (3) “*Reconfiguring a lot*” protects:
- (a) Agricultural Land Classification (ALC) Class A and Class B for sustainable agricultural use .and from fragmentation, alienation or encroachment of incompatible land uses in accordance with State Planning Policy;and
 - (b) sites of natural and cultural heritage conservation significance and importance, including high landscape and scenic values.

5.3 Performance Outcomes and Acceptable Outcomes – “Reconfiguring a Lot”

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>		
	Performance Outcomes	Acceptable Outcomes
Rural “Zone”	<p>PO1 Rural “Zone” – Minimum Lot Size The reconfiguring of lots ensures the Rural “Zone” retains its viability as an area of primary production, consistent with the local character.</p>	<p>For land in the Rural A Precinct, as shown on the Land Characteristics Map – Precinct Map: AO1.1 All lots have: (a) a minimum area of 40 hectares; (b) a minimum frontage of 400 metres. or For land in the Rural B Precinct as shown on the Land Characteristics Map – Precinct Map: AO1.2 All lots have: (a) a minimum area of 1000 hectares; (b) a minimum frontage of 800 metres.</p>
Rural Residential “Zone”	<p>PO2 Rural Residential “Zone” – Minimum Lot Size Lots within the Rural Residential “Zone” are of a sufficient size to maintain the rural amenity and to accommodate low density residential uses, consistent with the local character.</p>	<p>AO2 All lots have: (a) a minimum area of 1.0 hectare; (b) a minimum frontage of 100 metres.</p>
Small Town “Zone”	<p>PO3 Small Town “Zone” – Minimum Lot Size Lots within the Small Town “Zone” are of a sufficient size to accommodate residential uses, consistent with the local character and allow for effluent disposal.</p>	<p>AO3 All lots have: (a) a minimum area of 1000 sq metres; (b) a minimum frontage of 20 metres.</p>
Urban “Zone”	<p>PO4 Urban “Zone” – Minimum Lot Size Lots within the Urban “Zone” are of a sufficient size to accommodate residential uses, consistent with the local character and allow for effluent disposal.</p>	<p>AO4 All lots have: (a) a minimum area of 800 sq metres; (b) a minimum frontage of 15 metres.</p>
Commercial I “Zone”	<p>PO5 Commercial “Zone” – Minimum Lot Size Lots within the Commercial “Zone” are of a sufficient size to accommodate commercial uses, consistent with the local character.</p>	<p>AO5 All lots have: (a) a minimum area of 500 sq metres; and (b) a minimum frontage of 15 metres.</p>
Industrial “Zone”	<p>PO6 Industrial “Zone” – Minimum Lot Size Lots within the Industrial “Zone” are of a sufficient size to accommodate industrial uses, consistent with the local character.</p>	<p>AO6 All lots have: (a) a minimum area of 1000 sq metres; (b) a minimum frontage of 30 metres.</p>
Open Space and Recreation “Zone”	<p>PO7 Open Space and Recreation “Zone” – Minimum Lot Size Lots within the Open Space and Recreation “Zone” are of a sufficient size to accommodate recreational uses, consistent with the local character.</p>	<p>No acceptable outcome is prescribed</p>
Need	<p>PO8 Need - General The reconfiguring a lot can demonstrate that it satisfies an overriding planning need in the community’s interest.</p>	<p>No acceptable outcome is prescribed</p>

"Operational work" where not associated with a "Material Change of use"		
Performance Outcomes		Acceptable Outcomes
Layout and Design	<p>PO9 Layout and Design The reconfiguring of lots:</p> <ul style="list-style-type: none"> (a) ensures safe and liveable communities; (b) ensures safe and legible vehicle and pedestrian movements areas and roads; (c) integrates with adjoining land; and (d) ensures and protects environmental values, significant features, open space areas and areas of high conservation or landscape value. 	No acceptable outcome is prescribed
Layout and Design	<p>PO10 "Electricity Transmission Line Easement" Lot layout and design adjoining an "Electricity transmission line easement" promotes community safety and health and well being.</p>	AO10 Lot layout and design is in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1, Diagram 2.
Layout and Design	<p>PO11 Siting of Buildings and Structures Lot size, layout and design enable future uses to comply with separation distances for buildings and structures in respect of:</p> <ul style="list-style-type: none"> (a) "Watercourses" and "lakes"; (b) ridgelines and escarpments; (c) cultural heritage places; (d) protected areas; and (e) hazardous vegetation; <p>consistent with the requirements of the applicable zone code .</p>	No acceptable outcome is prescribed
Infrastructure	<p>PO12 Street Lighting Street lighting is provided:</p> <ul style="list-style-type: none"> (a) to ensure safety for vehicles, cyclists and pedestrians; and (b) to an appropriate engineering standard. 	AO12 Street lighting is designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)
Infrastructure	<p>PO13 Water Supply Each lot has a sufficient supply of water with a flow pressure suitable for fire fighting purposes.</p>	AO13 Each lot is connected to Council's reticulated water supply system in accordance with Schedule 1, Division 3: Standards for Water Supply.
Infrastructure	<p>PO14 Effluent Disposal Each lot provides for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AO14.1 Each lot is connected to Council's reticulated sewerage system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.1.</p> <p>Or (where not able to connect to Council's reticulated sewerage system)</p> <p>AO14.2 Each lot is of sufficient size and contains land suitable for on-site treatment and disposal methods that meet:</p> <ul style="list-style-type: none"> (a) the Department of Housing and Public Works – Queensland Plumbing and Waste water code 2013 or any subsequent update of that Code; and (b) AS1547:2012 <i>On-site Domestic Wastewater Management</i>.
Infrastructure	<p>PO15 Stormwater Stormwater is collected and discharged to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings or the use of adjacent land; (b) protect and maintain environmental values; (c) a lawful point of discharge; and (d) a system with design capacity to accommodate the peak flows and that is 'fit for purpose'. 	AO15 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.

"Operational work" where not associated with a "Material Change of use"		
Performance Outcomes		Acceptable Outcomes
Infrastructure	PO16 Electricity Each lot is provided with a reliable supply of electricity fit for purpose in satisfying the normal demands of the intended "Use".	AO16 All lots have a supply of electricity through the electricity supply network capable of meeting normal demands of the intended use.
Infrastructure	PO17 Vehicle Access Vehicle access is provided to each lot to ensure the safe and functional operation for motorists and pedestrians.	AO17 Each lot has vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1) and (2).
Infrastructure	PO18 Roads, Firebreaks and Fire Maintenance Trails Adequate all-weather road access is provided between each lot and the existing road network. In high and medium bushfire hazard areas, adequate road access is provided for fire fighting/other emergency vehicles and for safe evacuation.	AO18.1 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1) For lots in high or medium bushfire hazard areas as identified on the Land Characteristics Map – Bushfire Hazard Areas: AO18.2 Roads, firebreaks and fire maintenance trails are designed and constructed in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Sections 6.1, 6.2.
Infrastructure	PO19 "Electricity transmission line easement" - Separation Distance "Habitable buildings" and "Child oriented uses" are located to ensure community safety.	AO19 "Habitable buildings" and "Child oriented uses" maintain a minimum separation distance from the most proximate boundary of an "Electricity transmission line easement" in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.
Environmental	PO20 Excavation or Filling Excavating or filling of land: (a) ensures safety and amenity for each lot and for land in close proximity; (b) minimises soil erosion; and (c) limits detrimental impacts on water quality.	AO20 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG and Queensland Urban Drainage Manual(QUDM).
Environmental	PO21 Vegetation Retention Reconfiguring a lot retains vegetation for the: (a) protection of scenic quality; (b) protection of general habitat; (c) protection of soil quality; (d) establishment of open space corridors and networks; and (e) purpose of positive climate response	No acceptable outcome is prescribed
Environmental	PO22 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AO22 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 and the requirements of the CMDG
Constraint	PO23 Sloping Land Reconfiguring a lot ensures: (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised.	AO23.1 Reconfiguring a lot is not undertaken on slopes greater than 15%. Or AO23.2 Development is supported by a geotechnical report certified by a competent professional engineer that confirms ; a) the stability of the premises , including associated building and infrastructure , will be maintained during the course of the development and will remain stable for the life of the development; b) the development will not increase the risk of landslide activity on other land , including land above the site; c) any measures identified for stabilising the development ; d) the development does not concentrate existing ground water and overland flow paths; e) in the case of an unsewered area , on site waste water disposal is designed to avoid any impacts on site stability.

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>		
	Performance Outcomes	Acceptable Outcomes
Constraint	<p><i>PO24 Bushfire Hazard Area</i> Reconfiguring a lot is not carried out in Bushfire hazard areas identified as High and Medium hazard on Land Characteristics Map – Bushfire Hazard Areas to ensure:</p> <p>(a) any further risk to personal safety or property loss is avoided through not increasing exposure to bushfire threat;</p> <p>(b) no additional pressure or demands are placed on the fire fighting services resources of the community.</p>	No acceptable outcome is prescribed

Part 6 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

6.1 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 6.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;
 - (b) identifies in Section 6.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2031;
 - (c) states in Section 6.4 (desired standards of service) for each trunk infrastructure network the desired standard of performance;
 - (d) identifies in Section 6.5 (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 6.5.3 – Extrinsic material;

6.2 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**;
 - (c) the projection areas identified on Local Government Infrastructure Plan Map LGIP-PIA-001 Priority infrastructure area and projection areas in Schedule 4-Local government infrastructure plan mapping and tables;

Table 6.2.1—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 Bed and breakfast premises Dwelling unit Multiple dwelling
	Detached dwelling	Caretaker's residence Detached house
Non-residential development	Commercial	Commercial premises Hotel Professional office Tourist facility

Table 6.2.1—Relationship between LGIP development categories, LGIP development types and uses

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Defined Uses
	Community purpose	Child care centre Educational establishment Indoor or outdoor recreation Place of worship Public utility
	Industry	Extractive industry Industry Noxious industry Storage facility Transport terminal
	Other	Agriculture Airport Cattery or kennel Grazing Intensive animal industry
	Retail	Catering premises Service station Shop

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

6.2.1 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 6.2.2—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 4 Local government infrastructure plan mapping and tables:
- for population, **Table 1.2.1**—Existing and projected population
 - for employment, **Table 1.2.2** – Existing and projected employees.

6.2.2 Development

- The developable area is identified on Local Government Priority Infrastructure Area Map LGIP-PIA-001 in Schedule 4—Local government infrastructure plan mapping and tables.
- The planned density for future development is stated in **Table 1.2.5** in Schedule 4—Local government infrastructure plan mapping and tables.
- A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in **Table 6.2.3**—Residential dwellings and non-residential floor space assumptions summary.

Table 6.2.3—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 ² 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 4 Local government infrastructure plan mapping and tables:
- for residential development , **Table 1.2.3** – Existing and projected residential dwellings; and
 - for non-residential development, **Table 1.2.4** Existing and projected non-residential floor space.

6.3 Priority Infrastructure

- 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.
- The priority infrastructure area is identified on the Local Government Priority Infrastructure Area Map LGIP-PIA-001 included in Schedule 4 Local government infrastructure plan mapping and tables.

6.4 Desired Standards of Service

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

6.4.1 Water Supply Network Desired Standard of Service

Table 6.4.1—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"> WSA 03-2011 <i>Water Supply Code of Australia</i>—Water Services Association of Australia Customer service standards Standards in planning scheme Development design code Capricorn Municipal Design Guidelines (CMDG)
Adequacy of supply	All development receives a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> Water Services Association of Australia codes IPWEA standards Customer service standards Standards in planning scheme Development design code Capricorn Municipal Design Guidelines (CMDG)
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"> <i>Australian Drinking Water Guidelines 2011</i>—National Health and Medical Research Council <i>Drinking water quality management plan 2012</i>—Banana Shire Council
Environmental impacts	The water supply network minimises its environmental impacts in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the requirements of: <ul style="list-style-type: none"> the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies; and the <i>Water Act 2000</i>
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"> <i>Water Act 2000 System leakage management plan</i>
Infrastructure design / planning standards	Infrastructure design / planning standards	<ul style="list-style-type: none"> WSA 03-2002 <i>Water Supply Code of Australia</i>—Water Services Association of Australia <i>Australian Drinking Water Guidelines 2011</i>—National Health and Medical Research Council

Table 6.4.1—Water supply network desired standard of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
		<ul style="list-style-type: none"> • <i>Planning Guidelines for Water Supply and Sewerage 2010</i>—Department of Energy and Water Supply • Standards in planning scheme Infrastructure works code • Capricorn Municipal Design Guidelines (CMDG)

6.4.2 Sewerage Network Desired Standard of Service

Table 6.4.2 —Sewerage network desired standard of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> • Standards in planning scheme Infrastructure works code • CMDG • Customer service standards
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"> • <i>Queensland Water Quality Guidelines 2009</i>—Department of Environment and Resource Management • Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies
Environmental impacts	The sewerage network minimises its environmental impacts in accordance with community expectations.	<ul style="list-style-type: none"> • Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies
Effluent re-use	The reuse of effluent occurs wherever possible.	<ul style="list-style-type: none"> • <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 • <i>Water quality guidelines for recycled water schemes November 2008</i>—Department of Energy and Water Supply.
Infrastructure design /planning standards	Design of the sewerage network complies with established codes and standards.	<ul style="list-style-type: none"> • <i>Planning Guidelines for Water Supply and Sewerage 2010</i>—Department of Energy and Water Supply. • <i>WSA 02—2002 Sewerage Code of Australia</i>—Water Services Association of Australia • <i>WSA 04—2005 Sewage Pumping Station Code of Australia</i>—Water Services Association of Australia • Standards in planning scheme Development design code • CMDG

6.4.3 Transport Network Desired Standard of Service

Table 6.4.3 -Transport network desired standard of service

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

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

Table 6.4.4—Public parks and land for community facilities desired standard of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
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"> Parks and land for community facilities are provided at a local and LGA-wide level Parks and land for community facilities addresses the needs of both recreation and sporting activities and provides for development of community facilities.
Accessibility	The location of public parks and land for community facilities allows adequate pedestrian, cycle and vehicle access.	Accessibility standards are identified in Table 6.4.5 – 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"> The rate of public park and land for community facilities provision is identified in Table 6.4.6 – Rate of land provision The size of public park and land for community facilities is identified in Table 6.4.7 - Size. The maximum gradient for public park and land for community facilities is identified in Table 6.4.8 – Maximum desired grade. The minimum flood immunity for public park and land for community facilities is identified in Table 6.4.9- Minimum desired flood immunity.
Facilities / embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> Standard embellishments for each type of park are identified in Table 6.4.10 – Standard facilities/embellishments

Table 6.4.4—Public parks and land for community facilities desired standard of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
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"> Standards in planning scheme Development design code CMDG Australian Standards

Table 6.4.5—Accessibility standard

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

Table 6.4.6—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 6.4.7—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 6.4.8—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 6.4.9—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 6.4.10—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)		✓	✓	✓	✓
Seating	✓	✓	✓	✓	✓
Shade structures		✓	✓	✓	✓
Covered seating and table			✓		✓
Tap/bubbler	✓	✓	✓	✓	✓
BBQ		✓	✓		✓
Bins	✓	✓	✓	✓	✓
Landscaping (including earthworks, irrigation and revegetation)			✓		✓
Signage	✓	✓	✓	✓	✓
Activity areas	✓		✓		✓

6.5 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.

6.5.1 Plans for Trunk Infrastructure Maps

- (1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 4—Local government infrastructure plan mapping and tables:

Table 6.5.1—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.

6.5.2 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 4 Local government infrastructure plan mapping and tables—
- for the water supply network, **Table 1.3.1**;
 - for the sewerage network, **Table 1.3.2**;
 - for the transport network, **Table 1.3.3**; and
 - for the parks and land for community facilities network, **Table 1.3.4**.

6.5.3 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*.

Table 6.5.2— List of Extrinsic Material

Title of document	Date	Author
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 DESIGN AND CONSTRUCTION STANDARDS

Division 1: Standards for Construction Activities

1.1 Construction Standards

- (1) Construction activities are undertaken in accordance with:

Witheridge, G. and Walker, R., 1996, *Soil Erosion and Sediment Control: Engineering Guidelines for Queensland Construction Sites*. The Institution of Engineers Australia, Queensland Division, Brisbane (and later versions)

Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access

2.1 Standards for Roads

(1) Roads are designed and constructed in accordance with the following standards –

Infrastructure Item	Standard
Roads and Streets	Austrroads Series – Part 1 Traffic Flow Part 2 Roadway Capacity Part 3 Traffic Studies Part 4 Road Crashes Part 5 Intersections at Grade Part 6 Roundabouts Part 7 Traffic Signals Part 8 Traffic Control Devices Part 9 Arterial Road Traffic Management Part 10 Local Area Traffic Management Part 11 Parking Part 12 Roadway Lighting Part 13 Pedestrians Part 14 Bicycles Rural Road Design Queensland Streets – Section 2 – The Residential Street Section 3 – The Street System Section 4 – Pedestrians and Cyclists Section 5 – Design Detail Section 6 – The Road System Section 7 – Development Concept Design Section 8 – Rural Residential Streets Section 9 – Industrial Streets Section 10 – Multi-Unit Residential Streets
Pavement Design	Austrroads Pavement Design 1992
Bridges	Austrroads Bridge Design Code 1992 Sections 1 - 7
Traffic Control Devices	Manual of Uniform Traffic Control Devices Parts 1 - 14
Street Lighting	AS1158 All parts including <i>Australian Standard AS 1158.3.1- Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements.</i>

2.2 Standards for Carparking and Manoeuvring Areas

(1) Carparking areas are in accordance with the following Carparking Requirements and Carparking Design Standards -

(a) Carparking Requirements

Use	Car Parking Requirements
“Bed and breakfast premises”	1 space per “Accommodation unit”
“Catering premises”	1 space per 10m ² of “Total use area”
“Child care centre”	1 space per 7 children
“Commercial premises”	1 space per 30m ² of “Total use area”
“Detached house”	1 space
“Home business”	1 space
“Hotel”	1 space per “Accommodation unit” & 1 space per 30m ² of “Total use area” excluding the “Accommodation unit” areas.
“Industry”	1 space per 100m ² of “Total use area”
“Noxious industry”	1 space per 100m ² of “Total use area”
“Place of worship”	1 space per 10m ² of “Total use area”
“Professional offices”	1 space per 30m ² of “Total use area”
“Residential activities” where not identified elsewhere in this table	1 space per “Accommodation unit”, or 1.5 spaces per dwelling unit
“Shop”	3 spaces per 50m ² of “Total use area”
“Storage facility”	1 space per 100m ² of “Total use area”
“Tourist facility”	1 space per 200m ² of “Total use area”

“Visitor accommodation”	1 space per “Accommodation unit”, camping site or caravan site
All other “Uses”	No requirement prescribed

(b) Carparking and Manoeuvring Design Standards

Infrastructure Item	Standard
Off-Street Carparking and Manoeuvring	AS2890.1 - Parking Facilities – Off-Street Carparking
Off-Street Service Vehicle Parking and Manoeuvring	AS2890.2 – Parking Facilities – Off-Street Commercial Vehicle Facilities
Bicycle Parking Facilities	AS2890.3 – Parking Facilities – Bicycle Parking Facilities
On-Street Parking	AS2890.5 – Parking Facilities – On-Street Parking
Manoeuvring	AUSTROADS AP-34/95 Design Vehicles and Turning Path Templates

2.3 Access Standards

(1) Access is provided in accordance with the following standards –

Infrastructure Item	Standard
Off-Street Carparking and Manoeuvring	AS2890.1 - Parking Facilities – Off-Street Carparking
Off-Street Service Vehicle Parking and Manoeuvring	AS2890.2 – Parking Facilities – Off-Street Commercial Vehicle Facilities

(2) Crossovers are provided in accordance with the following standard drawings -

(a) Crossover Standards:

The crossover is not:

- (i) a second property access; or
- (ii) located on a bend in the road of more than 45°.

The crossover is not within:

- (i) 25.0 metres of a signalised road intersection;
- (ii) 20.0 metres of an unsignalised road intersection in an Industrial or Commercial “Zone”;
- (iii) 2.0 metres of any adjoining property access, including shared property accesses, at the property line;
- (iv) 1.0 metre of any street signage, power poles, street lights, manholes, stormwater gully pits, or other Council asset;
- (v) the outer canopy of any street tree; or
- (vi) the turning area at the end of a cul-de-sac.

The crossover does not:

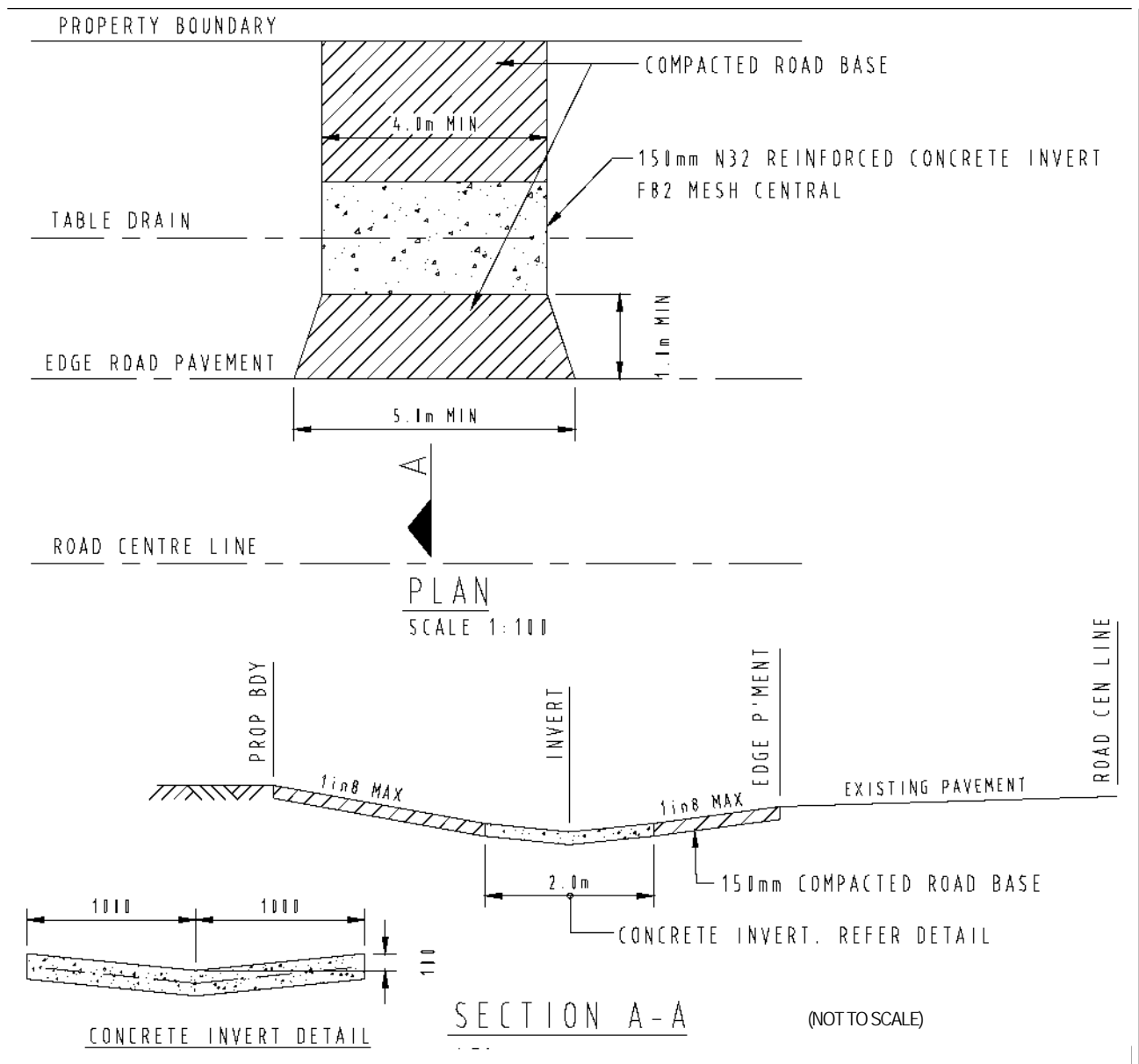
- (i) require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits);
- (ii) front a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway;
- (iii) require any change to existing footpath/verge profiles;
- (iv) have access restricted by an access restriction strip or link reserve;
- (v) access an unformed or unkerbed road.

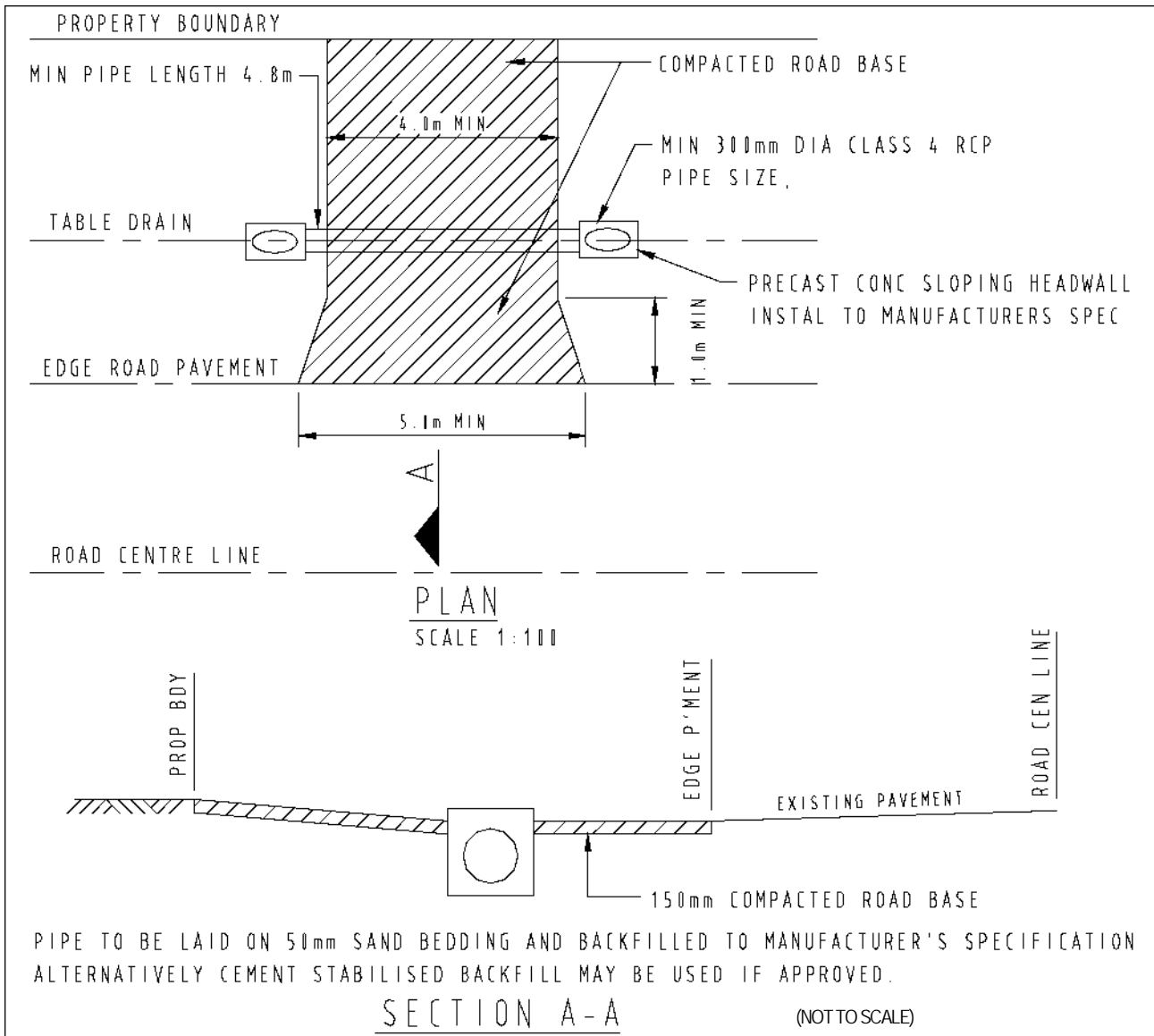
The crossover is constructed of gravel, reinforced concrete, bitumen or pavers where it is located in the Rural or Rural Residential “Zones”.

The crossover is constructed of reinforced concrete, bitumen or pavers in all other “zones”.

(b) Standard Crossover Drawings

STANDARD DRAWING 1: ROADWORKS- Residential Property Access, Concrete Invert Crossing





STANDARD DRAWING 2: ROADWORKS- Residential Property Access, Concrete Pipe Crossing

Division 3:Standards For Water Supply

3.1 Standards for Reticulated Water Supply

(1) Reticulated Water Supply is in accordance:

Water Services Association, 1999, "*WSA 03 Water Reticulation Code of Australia*" Water Services Association (and Standards Australia) – noting that the 2002 edition is now available from WSA

Water Resources Commission, Oct 1989, *Guidelines for Planning and Design of Urban Water Supply Schemes*, WRC Local Authority Planning Division, Brisbane.

Division 4: Standards For Sewerage

4.1 Standards for Reticulated Sewerage

- (1) Reticulated Sewerage is in accordance with:
WSA, 2002, "*Sewerage Code of Australia Version 2.3*"
WSA, 2001, "*Sewage Pumping Station Code*"
Queensland Water Resources Commission/DPI, 1991, "*Guidelines for the Planning and Design of Sewerage Schemes*", Vol 1 and 2.

4.2 Standards for On-Site Sewerage

- (1) On-Site Sewerage is in accordance with:
On-Site Sewerage Code DLGP
AS1547.2000
On-Site Sewerage Facilities Guidelines for Effluent Quality
DLGP

Division 5:Standards For Stormwater Drainage

5.1 Standards for Stormwater Drainage

- (1) Stormwater Drainage is in accordance with:
Neville Jones & Associates and Australian Water Engineering, 1993, *Queensland urban drainage manual*, prepared for Department of Primary Industries Water Resources, Institute of Municipal Engineers Australia, Queensland Division and Brisbane City Council
Pilgrim, D. H. (Editor-in-chief), 2001, *Australian Rainfall and Runoff : a guide to flood estimation*, (4th edition, 2001 reprint), Australian Institution of Engineers, Barton, ACT

Division 6: Standards For Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails

6.1 Standards for Roads in High and Medium Bushfire Hazard Areas

- (1) Roads in High and Medium Bushfire Hazard Areas are in accordance with the following –
- (a) Roads are designed and constructed with a maximum gradient in Table 6.2.2.
 - (b) Cul-de-sac are not used except where a perimeter road designed in accordance with 6.2(1)(a) isolates the development from hazardous vegetation and the cul-de-sac are provided with alternative access linking the cul-de-sac to other through roads.

6.2 Firebreaks and Fire Maintenance Trails

- (1) Firebreaks are provided in accordance with the following –
- (a) Firebreaks consisting of a perimeter road that separates lots from areas of bushfire hazard are designed and constructed so that, the road has a minimum cleared width of 20 metres and the road is designed in accordance with the standards in Schedule 1, Division 2, 2.1 Standards for Roads.
 - (b) Cleared breaks of a minimum width of 6.0 metres are provided in retained bushland within the development to allow burning of sections and access for bushfire response.
- (2) Where it is not practicable to provide firebreaks in accordance with 6.2(1)(a), Fire Maintenance Trails are provided to –
- (a) be located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation;
 - (b) satisfy the design requirements set out in Table 6.2.2.

Table 6.2.2—Road and access design requirements for emergency vehicle access

Item	Requirements	Public road	Private access roads or driveways	Fire maintenance trails
1	Horizontal clearance	6m total: minimum carriage way width of 4m with additional 1m wide strip on each side (clear of bushes and long grass) Note—Roads should provide sufficient width to allow fire-fighting vehicle crews to work around the vehicle with fire-fighting equipment.	A minimum formed width of 4m. Note—Gates must also provide for this clearance.	A minimum clearance width of 6m. A minimum formed width of 4m.
2	Vertical clearance	Minimum vertical clearance of 4m to any overhanging obstructions including tree branches.	Minimum vertical clearance of 4m to any overhanging obstructions including tree branches. 5m clearance to all powerlines	
3	Vegetation clearing	Maintained cleared vegetation 10m on either side of centre-line	Maintained cleared vegetation with minimum 6m cleared width	
4	Maximum grade	Maximum gradient of 12.5%	A maximum gradient of 12.5% where exceeding a distance of 70m from the road	A maximum gradient of 12.5% with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance
5	Cross fall	Cross fall does not exceed 10 degrees	—	—
6	Surface rating	Minimum 15t rated surface for urban appliances, which do not operate on unsealed		

		roads or trails; Minimum 6.5t rating for rural fire-fighting appliances.	
7	Pavement type	All weather	
8	Turning	For both public and private roads and fire maintenance trails: <ul style="list-style-type: none"> • inner radius • outer radius 	
9	Access, passing and reversing	<p>Reversing bays using the access to properties to reverse fire tankers, which are 6m wide and 8m deep to any gates, meeting above turning requirements; and/or</p> <p>A passing bay every 200m, 20m long by 3m wide, making a minimum trafficable width of 7m at the passing bay.</p> <p>Note—Some short constrictions in the access may be accepted where they are not less than the minimum 3.5m and extend for no more than 30m and where obstruction cannot be reasonably avoided or removed.</p>	<p>Fire maintenance trails provide areas for vehicles to pass or turn at intervals of not more than 400m with a maximum grade of 5%.</p> <p>Fire maintenance trails have vehicular access at each end.</p> <p>Fire maintenance trails are either located on public land or within an access easement that is granted in favour of Banana Shire Council and Queensland Fire and Rescue Service.</p>

Note—Urban appliances do not operate on unsealed roads or trails. Urban appliances require 15 tonne rated surfaces. Rural appliances are typically 6.5t Gross Vehicle Mass (GVM)(4x4)

SCHEDULE 2 SEPARATION DISTANCES

Division 1: Separation Distances – Intensive Animal Industries

1.1 Separation of Intensive Animal Industries from Sensitive Land Uses

- (1) "Intensive animal industries" are separated from "sensitive land uses" in accordance with the following distances -

Type of "Intensive animal industry"	Animal/ Fowl No.'s	Urban and Small Town "Zone" (metres)	Public Roads (metres)	Other Boundaries of the Land (metres)	"Sensitive land uses" other than in the Urban and Small Town "Zone" (metres)	Watercourses, Well and Bores (metres)
Piggery (Standard Pig Units)	Up to - 1000	2500	200	50	800	100
	1001 — 5000	3500	200	50	1000	200
	5001 — 10000	5000	200	50	1500	200
	>10000	8000	200	50	2000	200
Poultry Farm	Up to -1000	2000	80	40	800	100
	1001 — 10000	4000	120	40	1000	100
	>10000	5000	140	40	2000	100
Lot Feeding (Cattle: Standard Cattle Units)	Up to 500	2000	200	100	700	100
	501- 5000	6000	200	130	1500	200
	5001 — 10000	7000	200	130	2000	200
	>10000	15000	200	130	2500	200
Sheep/Goats	Up to 500	1000	150	100	800	100
	501-1500	3000	150	100	800	150
	1501 — 10000	4000	200	130	1000	200
	>10000	7000	200	130	2000	200
Other	all	1000	70	40	700	100

1.2 Separation of Sensitive Land Uses from Intensive Animal Industries

- (1) "Sensitive land uses" are separated from "Intensive animal industries" in accordance with the following distances -

Type of "Intensive animal industry"	Animal/Fowl No.'s	Separation Distance (metres)
Piggery (Standard Pig Units)	Up to -1000	800
	1001 – 5000	1000
	5001 – 10000	1500
	>10000	2000
Poultry Farm	Up to -1000	800
	1001 – 10000	1000
	>10000	2000
Lot Feeding (Cattle: Standard Cattle Units)	Up to 500	700
	501- 5000	1500
	5001 – 10000	2000
	>10000	2500
Sheep/Goats	Up to 500	800
	501-1500	800
	1501 – 10000	1000
	>10000	2000
Other	all	700

Division 2: Separation Distances – Extractive Industries

2.1 Separation Distances to Extractive Industries

(1) Separation distances to “Extractive Industries” are as follows –

Mining Tenure/Extractive	Resource Property	Separation Distance (metres)	
MDL 158	Lot 32 on FT 899 (part of)	1000	
	Lot 31 on F 4010 (part of)	1000	
	Lot 153 on FT 978 (part of)	1000	
		Lot 147 on FT 978	1000
		Lot 155 of FT 133 (part of)	1000
		Lot 156 on FT 113	1000
		Lot 1 on FT 921 (part of)	1000
		Lot 24 on FT 54 (part of)	1000
		Lot 12 on FT 13 (part of)	1000
		Lot 42 on FT 54 (part of)	1000
		Lot 2 on F 4026 (part of)	1000
		Lot 45 on FT 579	1000
		Lot 1 on FT 4026 (part of)	1000
		Lot 47 on FT 928 (part of)	1000
		Lot 45 on FT 579 (part of)	1000
		Lot 46 on FT 579 (part of)	1000
		Lot 48 on FT 602 (part of)	1000
		Lot 4 on FT 902	1000
		Lot 1 on FT 921	1000
		Lot 66 on FT 1024 (part of)	1000
		Lot 222 on F 4038	1000
		Lot 85 on F 4027 (part of)	1000
		Lot 217 on F 408	1000
		Lot 6 on F 402	1000
		Lot 213 on F 402	1000
		Lot 225 on FT 905	1000
		Lot 40 on FT 906 (part of)	1000
		Lot 39 on FT 906 (part of)	1000
		Lot 56 on F 4023 (part of)	1000
		Lot 97 on F 4023 (part of)	1000
		Lot 215 on F 402 (part of)	1000
		Lot 66 on FT 1027 (part of)	1000
		Lot 224 on F 402	1000
	Lot 181 on FT 930154 on FT	1000	
MDL 275	Lot 66 on FT 1024 (part of)	1000	
	Lot 48 on FT 602 (part of)	1000	
	Lot 132 on FT 722 (part of)	1000	
MDL 222	Lot 58 on FT 556 (part of)	1000	
	Lot 59 on FT556 (part of)	1000	
	Lot 4 on FT758 (part of)	1000	
	Lot 25 on CP 849188 (part of)	1000	
	Lot 58 on FT 556 (part of)	1000	
	Lot 39 on FT 508 (part of)	1000	
	Lot 55 on FT 503	1000	
	Lot 71 on FT 503	1000	
	Lot 18 on SP 127560	1000	
	Lot 25 on FT 481	1000	
	Lot 28 on FT 467 (part of)	1000	
	Lot 29 on FT 467 (part of)	1000	
	Lot 30 on FT 468 (part of)	1000	

Mining Tenure/Extractive	Resource Property	Separation Distance (metres)
	Lot 38 on CP 899702 (part of)	1000
	Lot 37 on FT 575	1000
	Lot 35 on FT 575	1000
	Lot 36 on FT 575	1000
	Lot 20 on FT 464	1000
	Lot 34 on FT 480	1000
	Lot 54 on FT 504 (part of)	1000
	Lot 53 on FT 505 (part of)	1000
	Lot 21 on FT 493 (part of)	1000
	Lot 36 on FT 493	1000
	Lot 35 on FT 987 (part of)	1000
	Lot 29 on FT 490 (part of)	1000
	Lot 51 on FT 507 (part of)	1000
	Lot 45 on FT 507 (part of)	1000
	Lot 34 on FT 490 (part of)	1000
	Lot 1 on RL 5111	1000
	Lot 1 on RL 5110 (part of)	1000
	Lot 37 on FT 494 (part of)	1000
	Lot 50 on FT 573 (part of)	1000
MDL 221	Lot 55 on FT 826 (part of)	1000
	Lot 49 on FT 826 (part of)	1000
	Lot 34 on FT 490 (part of)	1000
	Lot 50 on FT 573 (part of)	1000
	Lot 43 on FT 495 (part of)	1000
	Lot 44 on FT 495 (part of)	1000
	Lot 1 on PER 6391 (part of)	1000
	Lot 16 on FT 1012 (part of)	1000
	Lot 10 on FT 949 (part of)	1000
	Lot 58 on FT 1013	1000
	Lot 1 on PER 733	1000
	Lot 10 on FT 949 (part of)	1000
	Lot 9 on FT 384	1000
	Lot 52 on FT 614	1000
	Lot 42 on SP 108598	1000
	Lot 43 on SP 108598	1000
	Lot 41 on FT 496 (part of)	1000
	Lot 49 on FT 826 (part of)	1000
	Lot 48 on FT 573 (part of)	1000
	Lot 110 on FT 487 (part of)	1000
	Lot 111 on FT 487 (part of)	1000
	Lot 113 on FT 488	1000
	Lot 115 on FT 452	1000
	Lot 68 on FT 246	1000
	Lot 9 on FT 246 (part of)	1000
	Lot 69 on FT 246	1000
	Lot 116 on FT 452	1000
	Lot 118 on FT 452	1000
	Lot 114 on FT 884 (part of)	1000
	Lot 112 on FT 825 (part of)	1000
	Lot 154 on FT 884	1000
	Lot 38 on FT 816	1000
	Lot 42 on FT 348	1000
	Lot 43 on FT 348	1000
	Lot 8 on FT 218	1000
	Lot 60 on FT 218	1000
	Lot 61 on FT 218 (part of)	1000
	Lot 87 on FT 325 (part of)	1000

Mining Tenure/Extractive	Resource Property	Separation Distance (metres)
	Lot 88 on FT 911 (part of)	1000
	Lot 89 on FT 910 (part of)	1000
	Lot 46 on SP 127543 (part of)	1000
	Lot 53 on FT 931 (part of)	1000
	Lot 156 on FT 931 (part of)	1000
	Lot 36 on FT 981 (part of)	1000
	Lot 35 on FT 349 (part of)	1000
	Lot 146 on FT 763	1000
	Lot 23 on CP 900888 (part of)	1000
	Lot 25 on FT 349 (part of)	1000
MDL 223	Lot 61 on FT 218 (part of)	1000
	Lot 62 on FT 218 (part of)	1000
	Lot 87 on FT 325 (part of)	1000
	Lot 86 on FT782 (part of)	1000
	Lot 88 on FT 911 (part of)	1000
	Lot 90 on FT911 (part of)	1000
	Lot 7 on FT 912	1000
	Lot 109 on FT 915 (part of)	1000
	Lot 6 on FT 432 (part of)	1000
	Lot 3 on FT 695 (part of)	1000
	Lot 4 on FT 105 (part of)	1000
	Lot 23 on FT 938 (part of)	1000
MDL 187	Lot 60 on FT 933 (part of)	1000
	Lot 35 on FT 213 (part of)	1000
	Lot 14 on FT 213 (part of)	1000
	Lot 37 pm FT 1010 (part of)	1000
	Lot 1 on FT 642 (part of)	1000
	Lot 7 on G 6963	1000
	Lot 1 on G 6965	1000
	Lot 2 on G 6965	1000
	Lot 70 on FT 86 (part of)	1000
	Lot 14 on FT 213	1000
	Lot 4 on FT 93 (part of)	1000
	Lot 37 on FT 1010 (part of)	1000
	Lot 61 on FT 358 (part of)	1000
	Lot 1 on FT 700 (part of)	1000
	Lot 1 on FT 642 (part of)	1000
	Lot 3 on FT 358	1000
MDL 224	Lot 15 on FT 160 (part of)	1000
	Lot 43 on FT 58 (part of)	1000
	Lot 2 on FT 58 (part of)	1000
	Lot 59 on FT 842 (part of)	1000
	Lot 2 on FT 57 (part of)	1000
	Lot 28 on LP 885313 (part of)	1000
	Lot 1 on RP 144660 (part of)	1000
	Lot 51 on FT 812	1000
	Lot 52 on FT 812	1000
	Lot 36 on RP 848747	1000
	Lot 55 on FT 143 (part of)	1000
	Lot 1 on RP 144660 part of)	1000
	Lot 16 on FT 123 (part of)	1000
MDL 216	Lot 1 on RP 809471 (part of)	1000
	Lot 9 on LE 809470 (part of)	1000
	Lot 11 on LE 310 (part of)	1000
MDL 346	Lot 6 on FT 801 (part of)	1000
	Lot 22 on FT 801 (part of)	1000
	Lot 4 on FT 835681 (part of)	1000

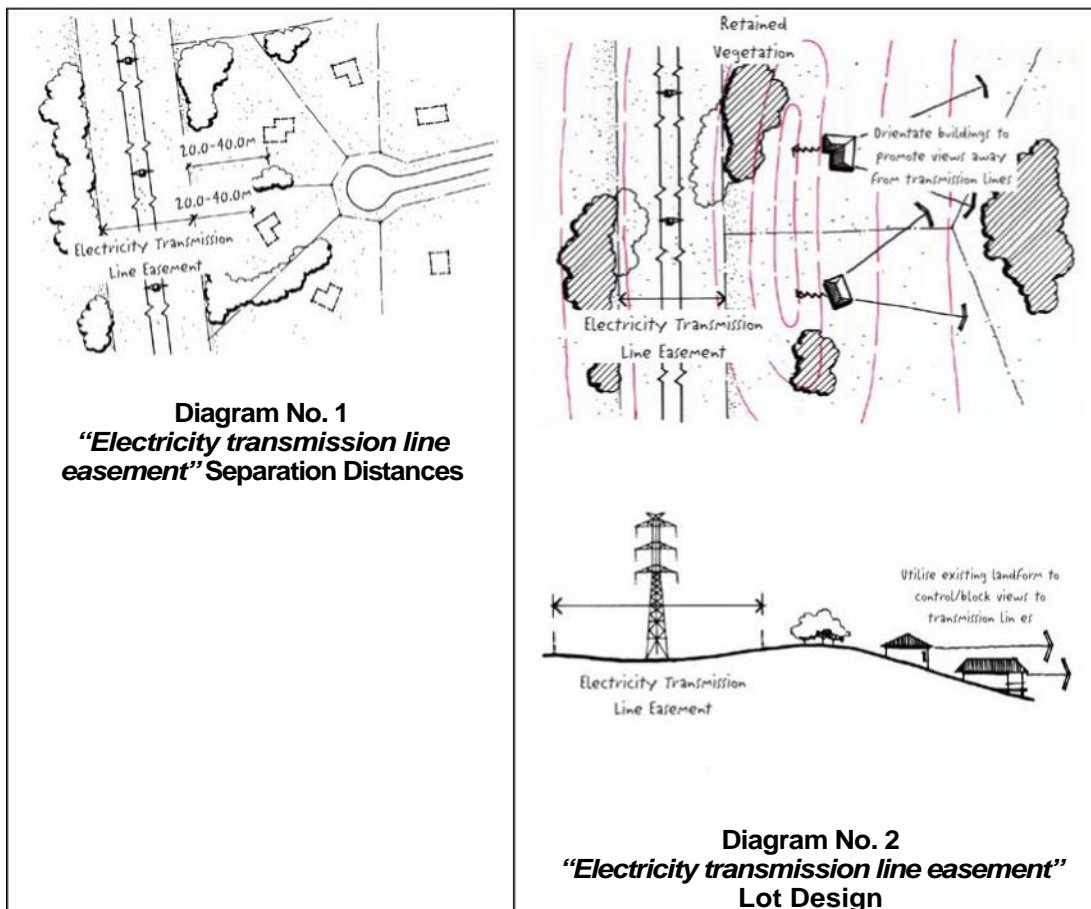
Mining Tenure/Extractive	Resource Property	Separation Distance (metres)
	Lot 47 on FT 120	1000
	Lot 46 on FT 120	1000
	Lot 44 on FT 328	1000
	Lot 4 on FT 835681 (part of)	1000
	Lot 41 on FT 603	1000
	Lot 102 on FT 328	1000
	Lot 44 on FT 328	1000
	Lot 1 on FT 740 (part of)	1000
	Lot 37 FT 118 (part of)	1000
	Lot 38 on FT 72 (part of)	1000
Mining Leases		
IMT0401	Lot 34 on FT 167 (part of)	1000
	Lot 11 on FT 142 (part of)	1000
	Lot 164 on FTY 1242 (part of)	1000

Division 3: Powerline / Electricity Easements

3.1 Separation from Powerline / Electricity Easements

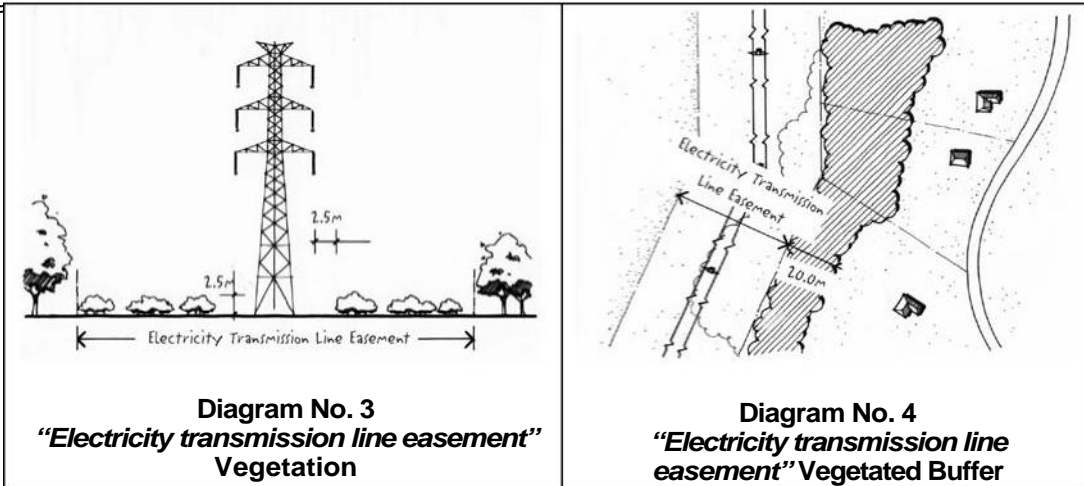
(2) Separation to Powerline / Electricity Easements in accordance with the following distances –

Separation or Buffer Distance	Transmission Line Size
20.0 metres	Up to 132kV
30.0 metres	133kV – 275kV
40.0 metres	Greater than 275kV



3.2 Powerline / Electricity Easements – Vegetation and Vegetated Buffers

(1) Vegetation and Vegetated Buffers in accordance with the following -



Division 4: Separation Distances – Infrastructure Items

4.1 Separation Distances to Infrastructure Items

(1) Separation distances (metres) to infrastructure items are as follows -

Use, Infrastructure Item or Area	Minimum Separation Distance (metres)
Petroleum and Gas Pipeline *	200
Refuse Tip **	500
Rail Line*	50
State-controlled Roads*	100

* Infrastructure Item identified on Land Characteristics Map – Features Map 1.

** Infrastructure Item identified in Schedule 2, Division 5: Refuse Tips, Section 5.1.

Division 5: Refuse Tips

5.1 Locations of Refuse Tips

(1) Refuse tip locations are as follows -

Location	Real Property Description
Taroom	Lot 2 on FT 898
Wandoan	Lot 133 on FT 617

Division 6: Places and Items of Cultural Heritage

6.1 Known Cemeteries and Burial Sites

- (1) Location of known cemeteries and burial sites are as follows -

Location	Real Property Description
Taroom	Lot 1 on C 8276
Wandoan	Lot 133 on FT 617
Downfall Creek	Lot 54 on FT 158
Donohue Family (Private)	Lot 1 on RP 880173

Division 7: Sensitive Areas For Aviation Facilities

Diagram 1

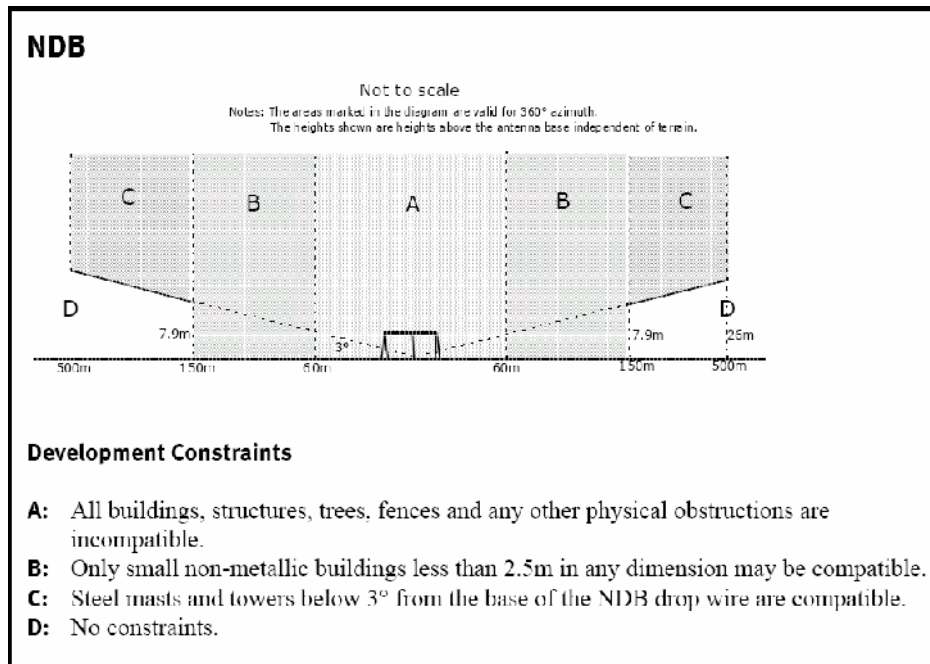
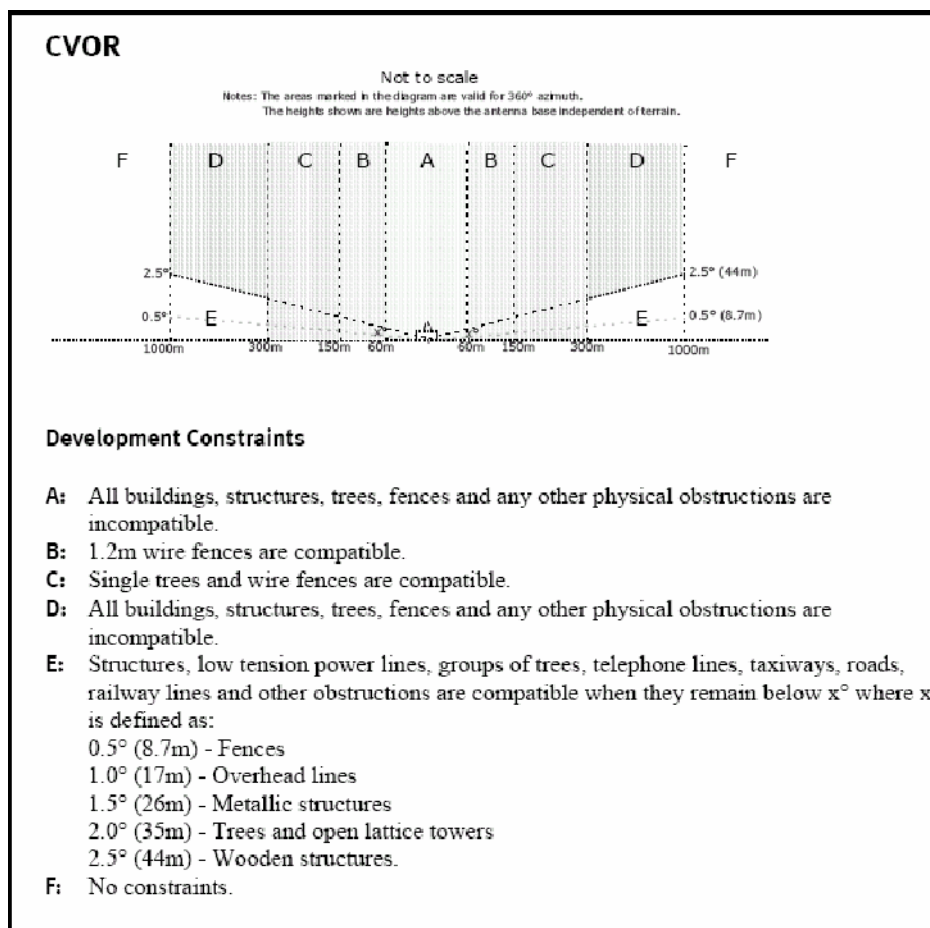


Diagram 2



Division 8: Artesian Springs

8.1 Locations of Artesian Springs

(1) Artesian Spring locations are as follows -

X Coordinate	Y Coordinate	Real Property Description
149.000	-25.000	16TR57
149.272	-25.101	CLE323
149.362	-25.356	780PH1311
149.070	-25.716	8AB200
149.028	-25.720	8AB200
149.030	-25.721	8AB200
149.091	-25.724	8AB200
149.094	-25.728	8AB200
149.128	-25.701	2AB247
149.105	-25.720	2AB247
149.104	-25.726	2AB247
149.101	-25.729	2AB247
149.103	-25.733	2AB247
149.279	-25.889	8AB227
149.285	-25.893	8AB227
149.286	-25.894	8AB227
149.288	-25.894	8AB227
150.238	-25.718	6RP882887
150.239	-25.719	6RP882887
150.249	-25.731	3FT267
150.252	-25.734	3FT267
150.268	-25.727	1FT950
149.806	-25.554	10LAB405
149.806	-25.554	10LAB405
149.801	-25.569	11LHDT40331
150.057	-25.516	14FT1
150.046	-25.461	14FT1
150.079	-25.462	14FT1

X Coordinate	Y Coordinate	Real Property Description
150.056	-25.464	14FT1
150.128	-25.477	2FT734
150.129	-25.478	2FT734
150.124	-25.479	2FT734
150.125	-25.458	2FT734
150.122	-25.460	2FT734
150.124	-25.461	2FT734
150.129	-25.462	2FT734
150.132	-25.462	2FT734
150.131	-25.463	2FT734
150.121	-25.466	2FT734
150.119	-25.470	2FT734
150.117	-25.471	2FT734
150.117	-25.473	2FT734
150.118	-25.473	2FT734
150.119	-25.473	2FT734
150.121	-25.473	2FT734
150.118	-25.474	2FT734
150.126	-25.477	2FT734
150.126	-25.478	2FT734
150.134	-25.457	8LE60
150.133	-25.458	8LE60
150.033	-25.445	3LE232
150.059	-25.447	3LE232
150.042	-25.453	3LE232
150.055	-25.443	3LE232
150.055	-25.443	3LE232
150.042	-25.449	3LE232
150.046	-25.452	3LE232
150.024	-25.436	3LE232
150.023	-25.416	3LE232
150.020	-25.414	3LE232
150.022	-25.417	3LE232

X Coordinate	Y Coordinate	Real Property Description
150.027	-25.422	3LE232
150.022	-25.424	3LE232
150.024	-25.424	3LE232
150.025	-25.438	2LE284
150.021	-25.439	2LE284
150.024	-25.440	2LE284
150.025	-25.443	2LE284
150.005	-25.444	2LE284
150.022	-25.444	2LE284
150.029	-25.455	2LE284
150.022	-25.448	2LE284
150.025	-25.448	2LE284
150.020	-25.459	2LE284
150.003	-25.443	2LE284
150.019	-25.453	2LE284
150.026	-25.456	2LE284
150.020	-25.457	2LE284
150.027	-25.461	2LE284
150.022	-25.429	20LE232
150.026	-25.431	20LE232
150.020	-25.432	20LE232
150.024	-25.434	20LE232
150.027	-25.429	20LE232
150.026	-25.433	20LE232
150.024	-25.433	20LE232
150.153	-25.450	1LE60
150.021	-25.427	Road Reserve

SCHEDULE 3 PLANNING SCHEME AMENDMENTS

1.1 Date to which amendments are incorporated

- (1) This reprint includes all amendments that were adopted under the Alignment Amendment Rules and Section 293 of the *Planning Act 2016*. Further amendments to the Taroom Shire Planning Scheme may be made and incorporated from time to time.

1.2 List of annotations for planning scheme amendments

Alignment amendments	Entire Planning Scheme – Various changes to bring the Planning Scheme into alignment with the new concepts and terminology included in the incoming <i>Planning Act 2016</i> .
LGIP Amendment	Part 7 – Inclusion of new part to reflect adoption of the Local Government Infrastructure Plan on 22 August 2018.

SCHEDULE 4 LOCAL GOVERNMENT INFRASTRUCTURE PLAN MAPPING AND TABLES

- (1) The Local Government Infrastructure Plan (LGIP) is completely contained in Part 6 of the Planning Scheme.

1.1 Local Government Infrastructure Plan Maps

Table 1.1.1 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

1.2 Planning assumption tables

Table 1.2.1—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
Banana	Single dwelling	149	149	149	149	521
	Multiple dwelling	0	0	0	0	0
	Other	0	0	0	0	0
	Total	149	149	149	149	521
Baralaba	Single dwelling	248	248	248	248	1,532
	Multiple dwelling	0	0	0	0	0
	Other	30	30	30	30	30
	Total	278	278	278	278	1,562
Biloela	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
	Total	6,290	6,480	6,674	6,847	9,347
Moura	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
	Total	1,808	1,864	1,919	1,969	2,615
Taroom	Single dwelling	577	595	613	629	2,531
	Multiple dwelling	24	24	25	25	302
	Other	14	15	15	16	16
	Total	615	634	653	670	2,849

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Thangool	Single dwelling	298	298	298	298	511
	Multiple dwelling	6	6	6	6	11
	Other	3	3	3	3	3
	Total	307	307	307	307	525
Theodore	Single dwelling	428	433	448	460	888
	Multiple dwelling	29	29	29	29	30
	Other	19	20	20	20	20
	Total	476	482	497	509	938
Inside priority infrastructure area (total)	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
	Total	9,923	10,194	10,477	10,729	18,357
Outside priority infrastructure area (total)	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
	Total	5,320	5,325	5,330	5,335	5,335
Banana Shire	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
	Total	15,243	15,519	15,807	16,064	23,692

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
	Total	51	51	51	51	978
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
	Total	92	92	92	92	555
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
	Total	2,094	2,157	2,212	2,280	13,367
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
	Total	634	653	674	691	3,001
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
	Total	204	210	217	223	4,535
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
	Total	102	102	102	102	379

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
Theodore	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
	Total	159	161	165	170	1,001
Inside priority infrastructure area (total)	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
	Total	3,337	3,427	3,524	3,610	23,815
Outside priority infrastructure area (total)	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
	Total	3,263	3,293	3,321	3,346	48,374
Banana Shire	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
	Total	6,600	6,720	6,845	6,956	72,379

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
	Total	82	82	82	82	288
Baralaba	Single dwelling	108	108	108	108	667
	Multiple dwelling	0	0	0	0	0
	Other	20	20	20	20	20
	Total	128	128	128	128	687
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
	Total	2,435	2,507	2,582	2,648	4,164
Moura	Single dwelling	775	799	824	846	879
	Multiple dwelling	65	67	67	67	504
	Other	19	20	20	21	58
	Total	859	886	911	934	1,441
Taroom	Single dwelling	304	313	323	331	1,332
	Multiple dwelling	16	16	17	17	201
	Other	10	11	11	11	11
	Total	330	340	351	359	1,544
Thangool	Single dwelling	115	115	115	115	197
	Multiple dwelling	5	5	5	5	8
	Other	0	0	0	0	0
	Total	120	120	120	120	205

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected dwellings				
		2016	2021	2026	2031	Ultimate development
Theodore	Single dwelling	195	197	204	209	404
	Multiple dwelling	22	22	22	22	23
	Other	16	17	17	17	17
	Total	233	236	243	248	444
Inside priority infrastructure area (total)	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
	Total	4,187	4,299	4,417	4,519	8,773
Outside priority infrastructure area (total)	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
	Total	2,379	2,385	2,392	2,401	2,220
Banana Shire	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
	Total	6,566	6,684	6,809	6,920	10,993

Table 1.2.4—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 ² GFA)				
		2016	2021	2026	2031	Ultimate development
Banana	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
	Total	2,005	2,005	2,005	2,005	20,789
Baralaba	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
	Total	3,688	3,688	3,688	3,688	13,170
Biloela	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
	Total	82,933	85,367	87,950	90,209	654,334
Moura	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
	Total	25,040	25,820	26,626	27,277	134,199
Taroom	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
	Total	8,100	8,297	8,604	8,800	236,676
Thangool	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	0
	Other	0	0	0	0	0
	Total	4,037	4,037	4,037	4,037	9,747

Table 1.2.4—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 ² GFA)				
		2016	2021	2026	2031	Ultimate development
Theodore	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
	Total	6,317	6,362	6,513	6,689	23,746
Inside priority infrastructure area (total)	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
	Total	132,120	135,576	139,423	142,705	1,092,661
Outside priority infrastructure area (total)	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
	Total	254,390	257,969	261,447	264,675	5,149,409
Banana Shire	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
	Total	386,510	393,545	400,870	407,380	6,242,070

Table 1.2.5 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)
Residential							
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
Non-Residential							
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		

Table 1.2.6—Existing and projected demand for the water supply network

Column 1 Service catchment	Column 2 Existing and projected demand (EP)				
	2016	2021	2026	2031	Ultimate development
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
Total	10,318	10,327	10,272	10,276	21,981

Table 1.2.7—Existing and projected demand for the sewerage network

Column 1 Service catchment	Column 2 Existing and projected demand (EP)				
	2016	2021	2026	2031	Ultimate development
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
Total	9,098	9,107	9,058	9,060	18,407

Table 1.2.8—Existing and projected demand for the transport network

Column 1 Service catchment	Column 2 Existing and projected demand (vpd)				
	2016	2021	2026	2031	Ultimate development
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
Total	69,980	71,770	73,570	75,370	126,449

Table 1.2.9—Existing and projected demand for the parks and land for community facilities network					
Column 1 Service catchment	Column 2 Existing and projected demand (pop.)				
	2016	2021	2026	2031	Ultimate development
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
Total inside PIA	25,662	26,209	26,777	27,283	17,992

1.3 Schedules of Works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Est. timing	Column 4 Est. cost³⁷
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 Boulevarde	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 Staton	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
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

³⁷ Table 1.3.1 Column 4 The establishment cost is expressed in current cost terms as at the base date.

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Est. timing	Column 4 Est. cost³⁷
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
TOTAL			\$19,686,696

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Est. timing	Column 4 Est. cost³⁸
Passive Assets			
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 Cooina 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
Active Assets			
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
TOTAL			\$8,761,622

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Est. timing	Column 4 Est. cost³⁹
TL-001	Valley View Drive and Roundabouts	2012	\$272,597.80
TOTAL			\$272,597.80

³⁸ Table 1.3.2 Column 4 The establishment cost is expressed in current cost terms as at the base date.

³⁹ Table 1.3.3 Column 4 The establishment cost is expressed in current cost terms as at the base date.

Table 1.3.4— Parks and Land for Community Infrastructure network schedule of works			
Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Est. timing	Column 4 Est. cost⁴⁰
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
TOTAL			\$5,086,938

⁴⁰ Table 1.3.4 Column 4 The establishment cost is expressed in current cost terms as at the base date.

PLANNING SCHEME POLICY 1 - INFORMATION COUNCIL MAY REQUEST

1.0 Purpose

- (1) To ensure "Council" has appropriate information to assist with development assessment.
- (2) To ensure applicants are aware of the information "Council" may request during the development application process.¹

2.0 Information Requirements

2.1 Plans

- (1) Plans should contain sufficient information to enable an accurate assessment of the proposal. Appropriate plans include:
 - (a) a site analysis plan identifying and describing all existing site features, such as the cadastral boundaries of the site, "*Buildings*", "*Structures*", roads, vehicle and pedestrian access, car parking, servicing areas, vegetation, topographic, hydraulic and geological features;
 - (b) a proposal plan identifying and describing the extent of modification of site features, such as, the cadastral boundaries of the site, "*Buildings*", "*Structures*", roads, vehicle and pedestrian access, car parking, servicing areas, vegetation, topographic, hydraulic and geological features;
 - (c) a landscaping plan detailing the location, extent, densities and species of proposed plantings and other external treatments.
- (2) Plans should be drawn to scale and observe recognised drafting conventions.

2.2 Existing "Use" and Site Details

- (1) Sufficient detail should be provided to enable "Council" to accurately determine the nature and extent of the current "*Use*" of the site as well as the extent of built and natural features on the site. The following details should be provided:
 - (a) existing and previous "*Use*" of the site;
 - (b) existing and previous "*Use*" of adjoining or adjacent sites;
 - (c) floor areas of "*Buildings*" and other external activity areas, including car parking, storage areas and the like;
 - (d) site characteristics eg. levels and contours;
 - (e) descriptions of surrounding land uses, including, the height and appearance of "*Buildings*"; and
 - (f) the nature and location of all services and infrastructure, including easement details.

2.3 Proposed "Use" and Site Details

- (1) Sufficient detail should be provided to enable "Council" to accurately determine the nature of the proposed "*Development*". The following details should be provided:
 - (a) details of the proposed "*Use*", including floor area of "*Buildings*", external materials, treatments and colours of "*Buildings*" and "*Structures*"; and
 - (b) details of external activity areas, including car parking, storage areas and the like.

2.4 Amenity

- (1) Sufficient detail should be provided to enable "*Council*" to accurately determine the likely impact of the proposal on the amenity of the locality. The following details should be provided:
 - (a) hours of operation;
 - (b) delivery times of goods;
 - (c) heights of "*Buildings*" and "*Structures*";
 - (d) setbacks and boundary clearances of all "*Buildings*" and "*Structures*"; and
 - (e) external lighting arrangements.

¹ An information request may be made pursuant to section 3.3.6 of IPA.

2.5 Infrastructure

- (1) Sufficient detail should be provided to enable “Council” to accurately assess infrastructure requirements. The following information should be provided:
- (a) known or determined flood levels;
 - (b) proposed water supply;
 - (c) proposed effluent disposal;
 - (d) proposed stormwater disposal;
 - (e) proposed method of liquid and solid waste disposal;
 - (f) proposed electricity supply; and
 - (g) proposed telecommunication.

2.6 Traffic and Servicing

- (1) Sufficient information should be provided to enable “Council” to accurately assess traffic related matters. The following information should be provided:
- (a) traffic likely to be generated by the proposal;
 - (b) the number, type and frequency of vehicles likely to service the proposal;
 - (c) the times and arrangements for servicing of the “Premises”; and
 - (d) anticipated carparking requirements;
 - (e) the extent of car parking, vehicle manoeuvring areas, crossover / access details, loading / unloading areas, service areas.

2.7 Emissions

- (1) Sufficient detail should be provided to enable “Council” to accurately determine the extent and nature of likely impacts arising from emissions. The following information should be provided:
- (a) the nature of any anticipated emissions (including odour, noise, dust, run-off and the like);
 - (b) measures proposed for the control of emissions;
 - (c) the location and methods of containment and control of waste disposal and waste storage areas;
 - (d) types, quantities, storage methods, and protection measures relating to storage and use of chemicals; and
 - (e) emergency equipment and procedures to be utilised.

2.8 Environmental

- (1) Sufficient detail should be provided to enable “Council” to accurately determine the likely environmental impact of the proposal. The following information should be provided:
- (a) location of ridgelines and escarpments;
 - (b) location of “Watercourses” and “Lakes” and the extent of associated riparian buffers;
 - (c) location of effluent disposal areas;
 - (d) location and extent of existing vegetation;
 - (e) location and extent of vegetation to be retained; and
 - (f) location of any known sites of indigenous, cultural or natural heritage.

2.9 Constraint Areas

- (1) Sufficient detail should be provided to enable “Council” to accurately determine the likely impact of the proposal on constraint areas, as identified in the Planning Scheme.

2.10 Reconfiguring a Lot

- (1) Sufficient detail should be provided to enable “Council” to accurately assess proposed reconfiguration of a lot. The following information should be provided:
- (a) existing “Use” of the land;
 - (b) proposed “Use” of the land after the subdivision;
 - (c) details of all proposed lots and of areas proposed for roads, parks or other public spaces;
 - (d) details of any proposed filling or excavation;
 - (e) details of any encumbrances (for example, easements, leases and the like);
 - (f) contours and levels of the land;

- (g) location of all services and infrastructure on or adjacent to the land;
 - (g) details of any areas of land subject to subsidence, slip or erosion;
 - (h) location of any “*Watercourse*” or waterhole;
 - (i) details of any known flood levels;
 - (j) location and size of existing “*Buildings*” and “*Structures*”;
 - (k) location of existing parking and vehicle manoeuvring areas;
 - (l) preliminary design details of proposed infrastructure, including water supply, sewerage, and stormwater drainage; and
 - (m) preliminary design details of proposed site access and of proposed new roads or upgrading of existing roads.
 - (n) Details of any proposed easements for access or other purposes.
- (2) Details of the need for and suitability of the proposed reconfiguration (subdivision) should be provided. Appropriate information would include:
- (a) existing subdivision pattern in the locality;
 - (b) the nature of the proposed subdivision within the context of that existing subdivision pattern;
 - (c) availability of alternative locations that may reduce the need for the proposed subdivision;
 - (d) availability of lots within the locality and recent trends in development and occupation of those lots;
 - (e) anticipated effect of the proposed subdivision on the future use and “*Development*” of land in the locality;
 - (f) potential for an oversupply of lots having regard for recent and anticipated rates of dwelling completions;
 - (g) details of existing or likely future rural “*Development*” in the locality involving “*Intensive animal industry*” or activities such as aerial spraying and the like;
 - (h) potential for the subdivision to detrimentally affect the preservation of Good Quality Agricultural Land;
 - (i) potential for the creation of ribbon “*Development*”; and
 - (j) potential for the need to upgrade infrastructure and services.
- (3) For subdivision within the Rural “*Zone*”, additional information should be provided in relation to:
- (a) economic viability of proposed lots for “*Agriculture*” or “*Grazing*”;
 - (b) availability of water and the capacity of the soils to support crops or grow pasture; and
 - (c) sustainability of the new lots in relation to land degradation, including issues of slope/landslip, soil erosion and the like.

2.11 Bushfire Management Plan

- (1) Sufficient detail should be provided to enable “*Council*” to determine the likely implication of the “*Development*” in relation to bushfire hazard. Development that materially increases the number of people living or working in an area of high bushfire hazard or which includes the storage of hazardous materials in an area of high or medium bushfire hazard should be accompanied by a Bushfire Management Plan that addresses the following matters:
- (a) the Bushfire Management Plan has been prepared by a suitably qualified person (in an environmental management, landscape architecture, architecture, town planning or civil engineering field);
 - (b) appropriate consultation has been undertaken with organisations or individuals representing Rural and/or Urban Fire Brigades and managers of adjacent parks or reserves;
 - (c) the Bushfire Management Plan includes:
 - (i) An assessment of the nature and severity of the bushfire hazard affecting the site. The key factors to be considered are vegetation type, slope and aspect.
 - (ii) An assessment of other site specific factors relevant to determining suitable bushfire mitigation strategies. These factors could include:
 - (A) likely direction of bushfire attack;
 - (B) environmental values that may limit mitigation options; and
 - (C) location of evacuation routes and/or safety zones.
 - (iii) An assessment of the specific risk factors associated with the development proposal, including matters such as the nature of activities to be conducted and materials to be stored on the site, numbers and types of persons likely to be present and particular warning and/or evacuation requirements.
 - (iv) (iv) recommendations for specific mitigation actions 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; and
 - (G) any other specific measures such as external sprinkler systems and alarms.
- (d) The level of detail required will vary with the nature of the development proposal and of the site.

2.12 Biodiversity Planning Assessment

- (1) For "*Development*" in Biodiversity Planning Assessment areas as identified on the Land Characteristics Map – Features Map 2, sufficient detail should be provided to enable "*Council*" to accurately assess the impact of the proposal on essential habitat for endangered, rare or threatened species.

PLANNING SCHEME POLICY 2 - THIRD PARTY ADVICE OR COMMENT

1.0 Purpose

- (1) To describe the methods that may be used by "Council" to obtain third party advice or comment on a development application.

2.0 Requirements

2.1 Consultation

- (1) Council may seek third party advice or comment on any development proposal.
 - (a) Advice may be sought from any individual, stakeholder or interest group.
 - (b) Advice or comment may be sought in any appropriate way, including:
 - (i) public notification in a newspaper
 - (ii) placing a notice on the premises
 - (iii) placing a notice at a public place
 - (iv) personal notification or contact
 - (v) public meetings
 - (vi) meeting with a person having a special interest

2.2 Information

- (1) When seeking third party advice or comment, "Council" will provide appropriate information on the proposal, including:
 - (a) a description of the proposal;
 - (b) details of where the development application may be inspected;
 - (c) details of where comments may be lodged; and
 - (d) the last day upon which "Council" will accept advice or comment.


Disclaimer:

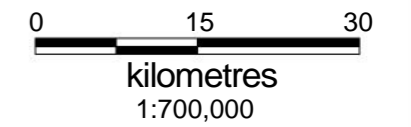
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Legend:

ZONING

-  Commercial (Co)
-  Industrial (In)
-  Open Space and Recreation (OSR)
-  Rural (Ru)
-  Rural Residential (RR)
-  Small Town (ST)
-  Urban (Ur)

 Detailed Zoning Map Sheet Area and Reference



Amendments:

Amendments:

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**TAROOM SHIRE COUNCIL
PLANNING SCHEME
ZONING MAP**

**LOCAL GOVERNMENT AREA
TAROOM SHIRE**

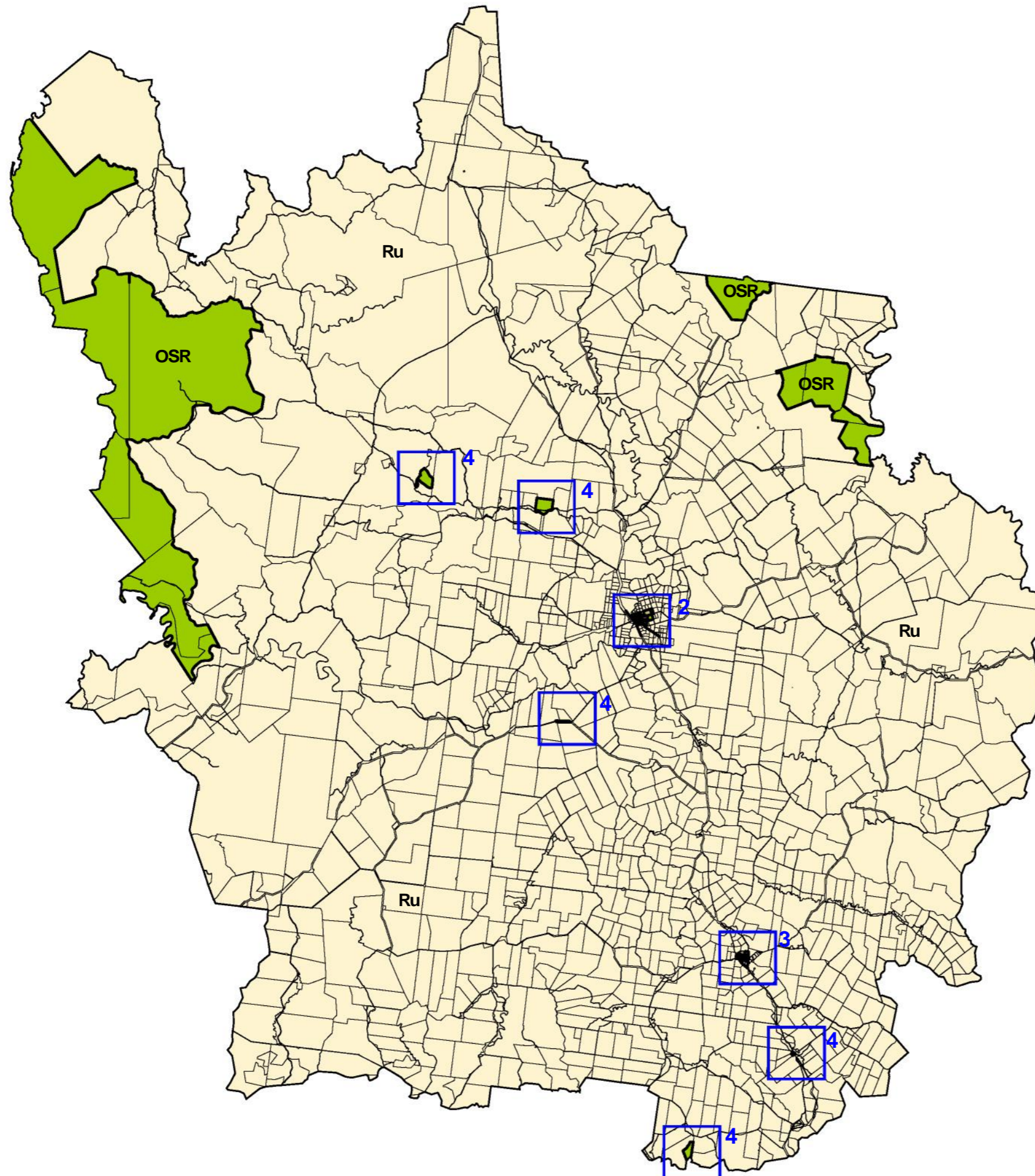
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30 - 06 - 03

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Drawing No:

SHEET 1 OF 4



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Legend:

- - - Main Transport Route
- + + + Rail Line

ZONING

- Commercial (Co)
- Industrial (In)
- Open Space and Recreation (OSR)
- Rural (Ru)
- Rural Residential (RR)
- Small Town (ST)
- Urban (Ur)



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kilometres
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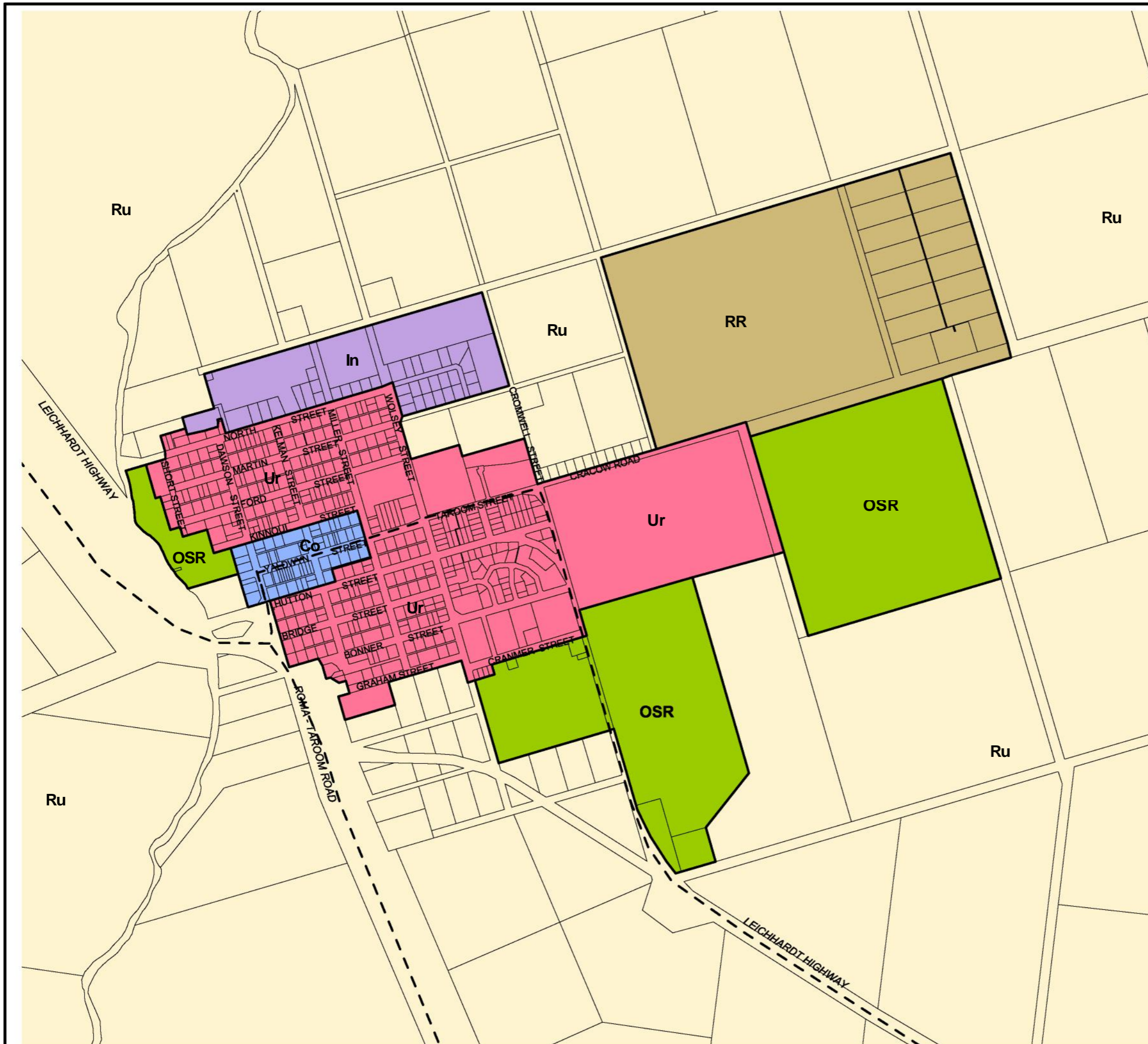
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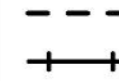
**TAROOM SHIRE COUNCIL
PLANNING SCHEME
ZONING MAP**

TOWN OF TAROOM

Drawn by: S.L.B.	Drawing No:
Date: 18 - 07 - 03	SHEET 2 OF 4
Ref: W470 300902	



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with description or omission from the map.



- Commercial (Co)
- Industrial (In)
- Open Space and Recreation (OSR)
- Rural (Ru)
- Rural Residential (RR)
- Small Town (ST)
- Urban (Ur)



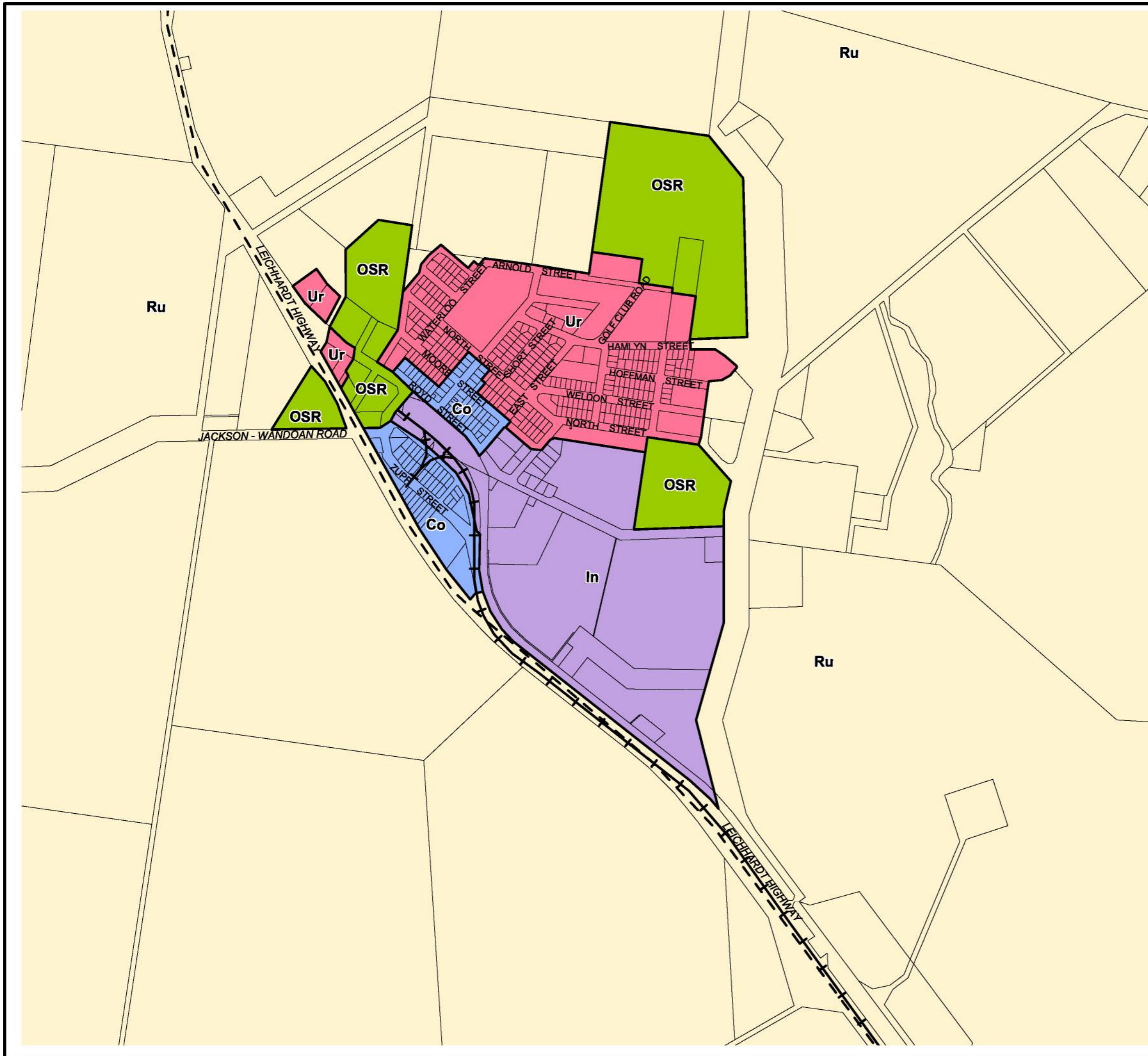
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TOWN OF WANDOAN

S.L.B.

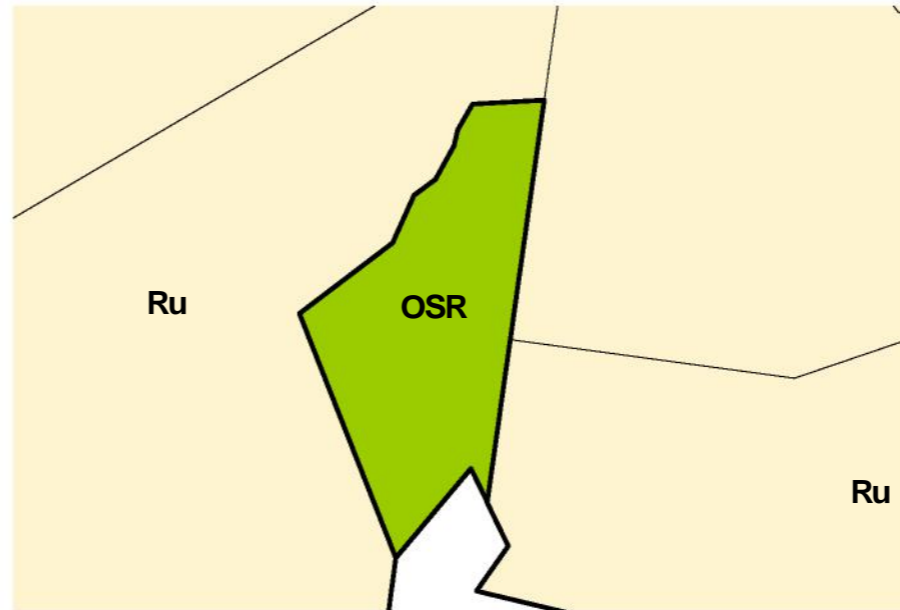
18 - 07 - 03



TOWN OF GULUGUBA



STONES COUNTRY AREA



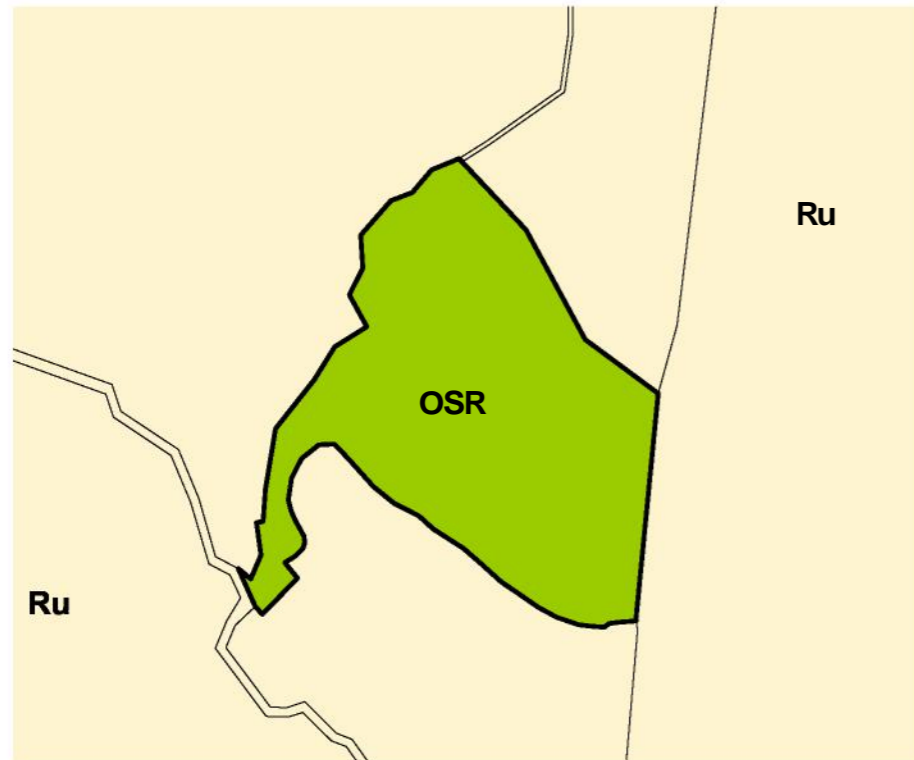
LAKE MURPHY AREA



CARRABA AREA



GLEN LEIGH RESERVE AREA



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Legend:

- - - Main Transport Route
- + + + Rail Line

ZONING

- Commercial (Co)
- Industrial (In)
- Open Space and Recreation (OSR)
- Rural (Ru)
- Rural Residential (RR)
- Small Town (ST)
- Urban (Ur)

Scale Bar for Guluguba Map
 0 200 400

metres
 1:10,000



Scale Bar for Glen Leigh Reserve, Stones Country, Lake Murphy and Carraba Area Maps
 0 1 2

kilometres
 1:50,000

Amendments:

Amendments:

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**TAROOM SHIRE COUNCIL
 PLANNING SCHEME
 ZONING MAP**

**TOWN OF GULUGUBA, GLEN
 LEIGH, STONES COUNTRY, LAKE
 MURPHY & CARRABA AREAS**

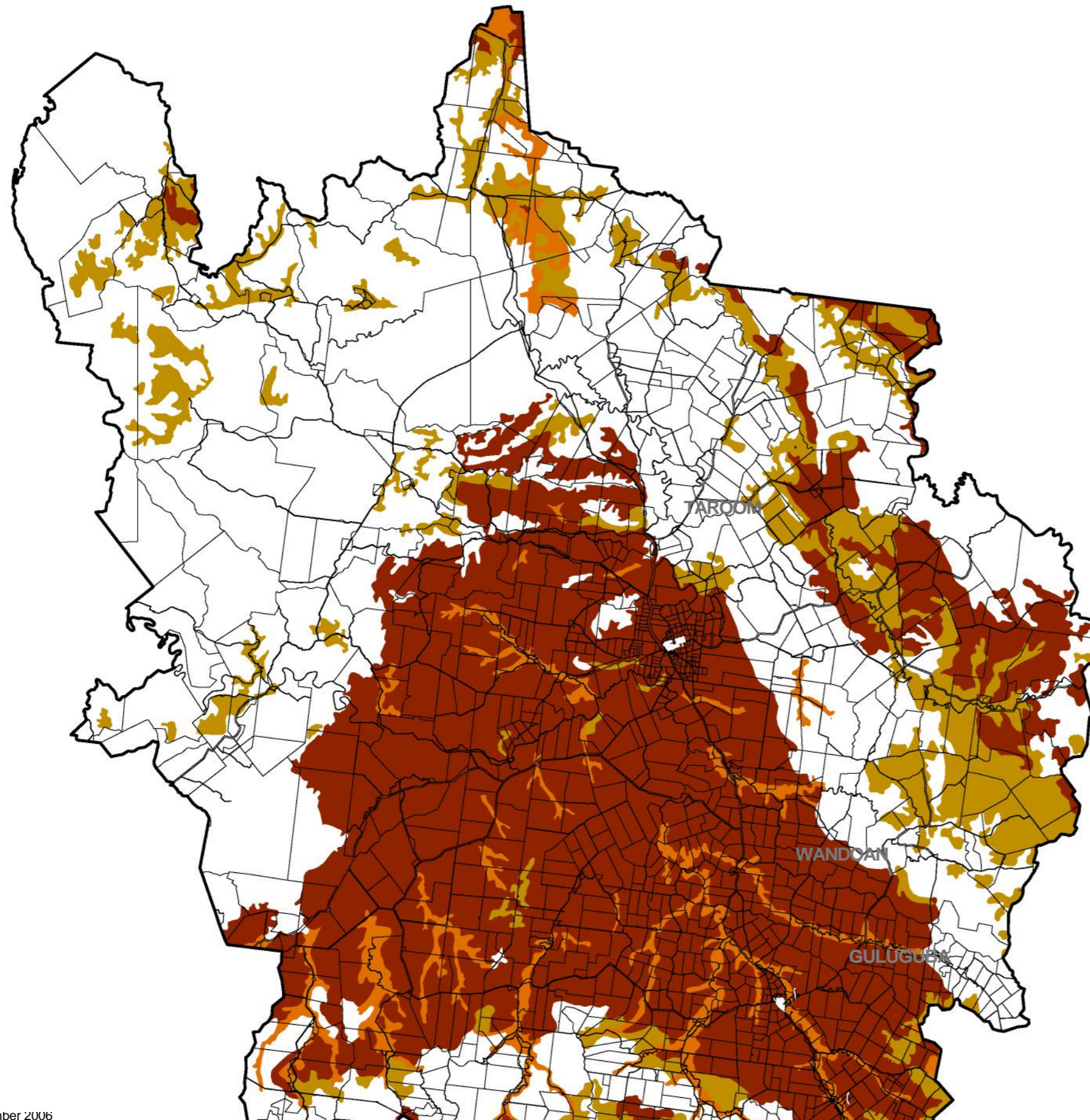
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29 - 07 - 03

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Drawing No:

SHEET 4 OF 4



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The Good Quality Agricultural Land is defined by the Department of Natural Resources and Environment.

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Shire of the future...

GOOD QUALITY AGRICULTURAL LAND
Class A
Class B
Class C



0 15 30
kilometres
1:700,000



















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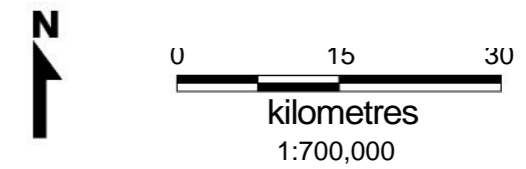
TAROOM SHIRE COUNCIL
PLANNING SCHEME
LAND CHARACTERISTICS MAP
- GOOD QUALITY AGRICULTURAL LAND -

© **LOCAL GOVERNMENT AREA**
TAROOM SHIRE

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- Legend:**
- Shire Features**
-  State Controlled Road
 -  Rail Line
 -  Watercourse
 -  Petroleum Pipeline
 -  State Forest
 -  Mining Lease
 -  Mineral Development License
- Protected Areas**
-  Conservation Park (CP)
 -  National Park (NP)
 -  Resource Reserve (RR)
 -  Lake - Waterbody
 -  Submerged to inundated - Waterbody
 -  Swamp - Waterbody
 -  Directory of Important Wetlands
 -  Environmental Reserve
 -  Artesian Spring

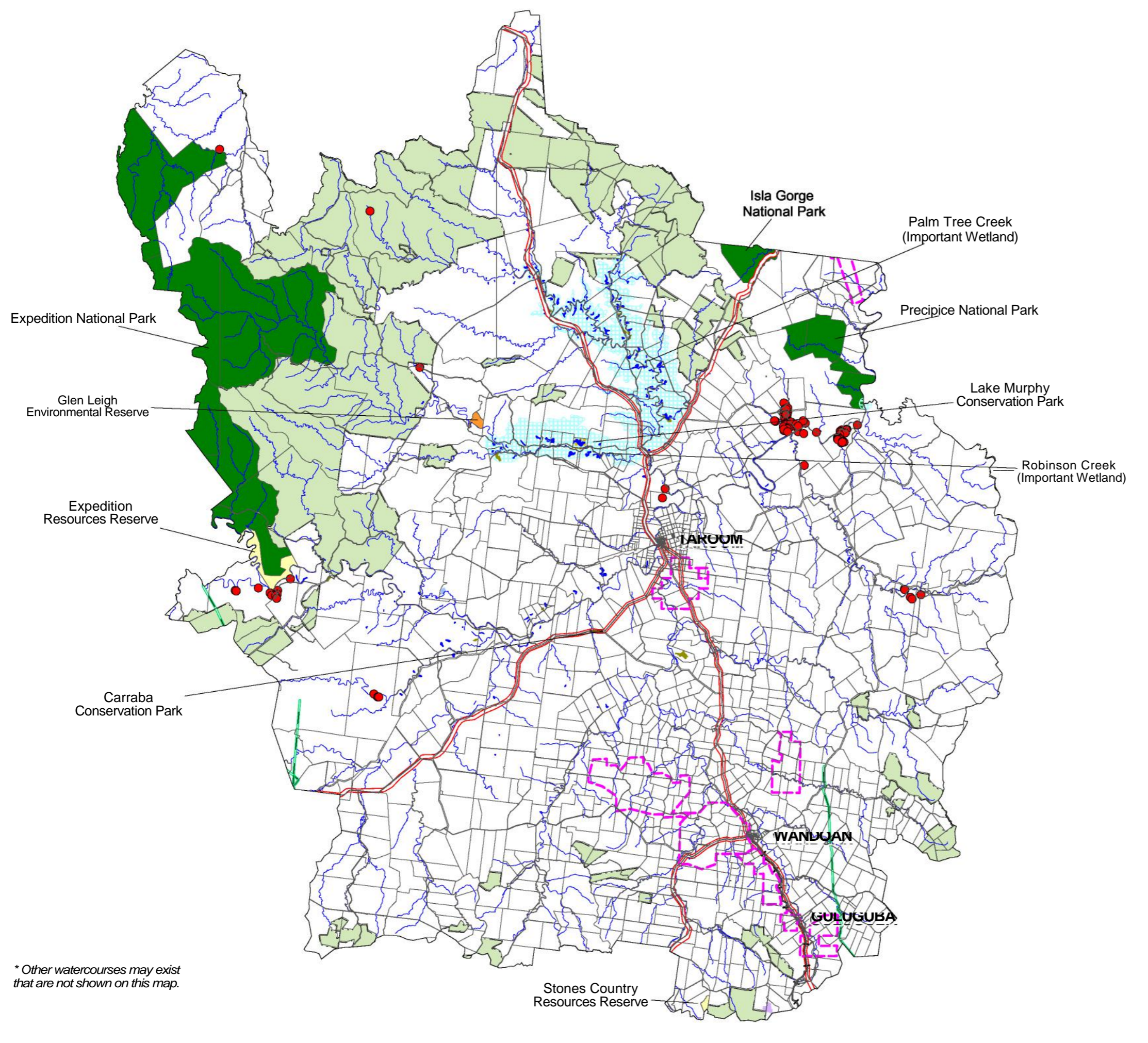


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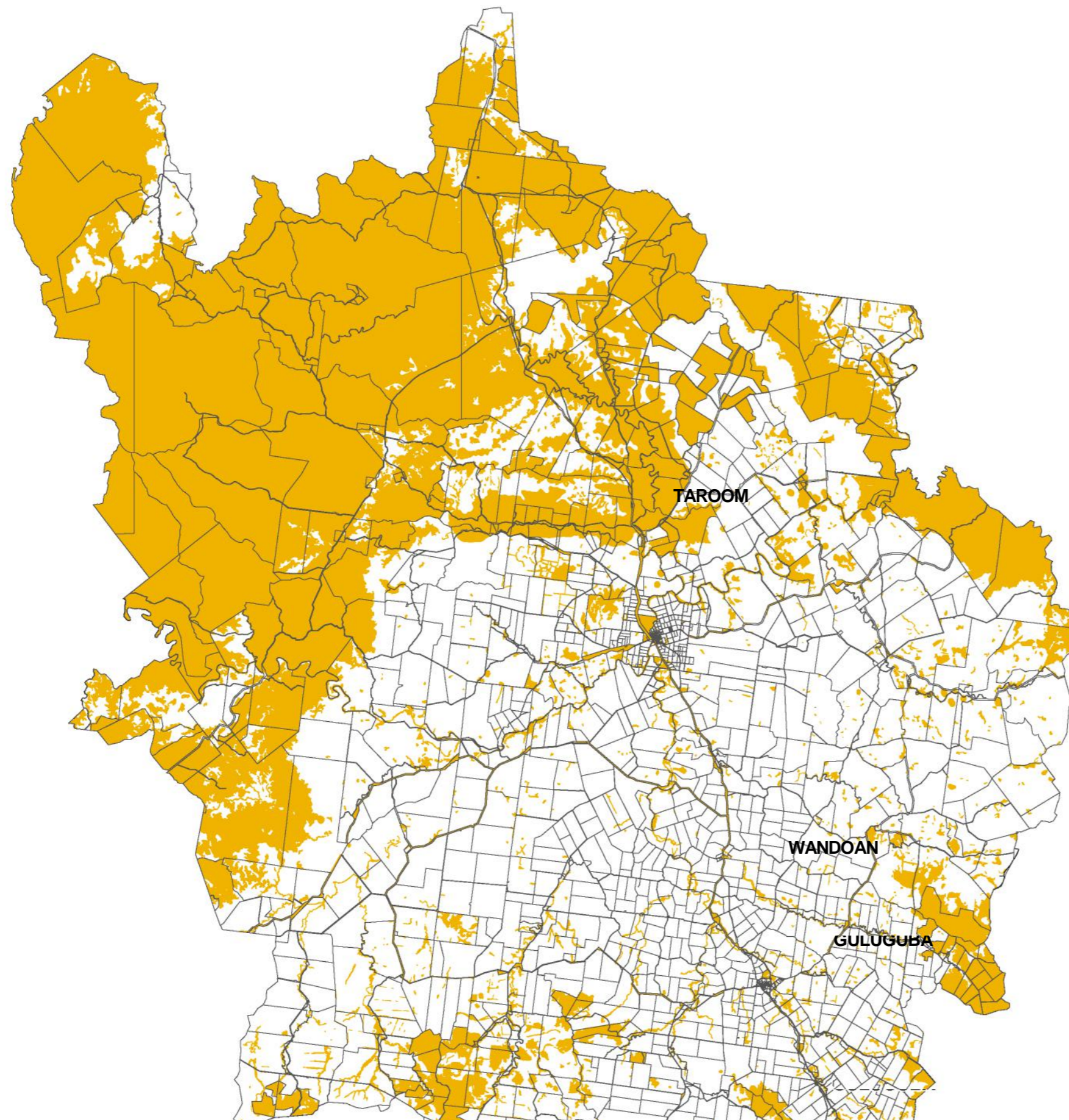
**TAROOM SHIRE COUNCIL
PLANNING SCHEME
LAND CHARACTERISTICS MAP
- FEATURES MAP 1 -**

**LOCAL GOVERNMENT AREA
TAROOM SHIRE**

Drawn by: S.L.B. S.L.B.	Drawing No:
Date: 16-09-05 s l a G o r g e	
Ref: W536b_160905	



* Other watercourses may exist that are not shown on this map.



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Legend:
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Shire of the future...

Shire Features

Biodiversity Planning Assessment



0 15 30
kilometres
1:700,000



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Amendments:
**TAROOM SHIRE COUNCIL
PLANNING SCHEME
LAND CHARACTERISTICS MAP
- FEATURES MAP 2 -**

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TAROOM SHIRE**

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Date: **16 - 09 - 05**

SHEET 3 OF 6

Ref: **W626_160905**

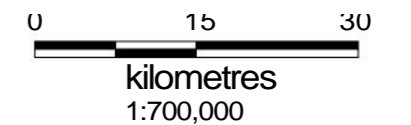
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The Bushfire Hazard Areas data has been provided by the Department of Emergency Services and this Department should be contacted for an accurate interpretation of the data.

Legend:

BUSHFIRE HAZARD AREAS

- Low Hazard
- Medium Hazard
- High Hazard



Amendments:

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**TAROOM SHIRE COUNCIL
PLANNING SCHEME
LAND CHARACTERISTICS MAP
- BUSHFIRE HAZARD AREAS -**

**LOCAL GOVERNMENT AREA
TAROOM SHIRE**

Drawn by: **S.L.B.**
Date: **30-06-03**

Drawing No:
SHEET 4 OF 6

Ref: **W569_160403**



INSET 1: AVIATION FACILITIES

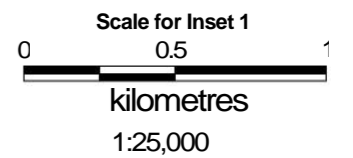
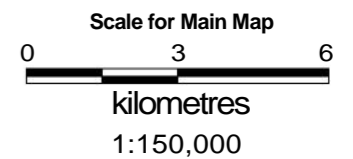


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Legend:

- ▲ Non-Directional Beacon (NDB)
- ▲ VHF Omnidirectional Range (VOR)



Amendments:

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**TAROOM SHIRE COUNCIL
PLANNING SCHEME
LAND CHARACTERISTICS MAP
- AVIATION FACILITIES -**

TOWN OF TAROOM

Drawn by: S.G.K.

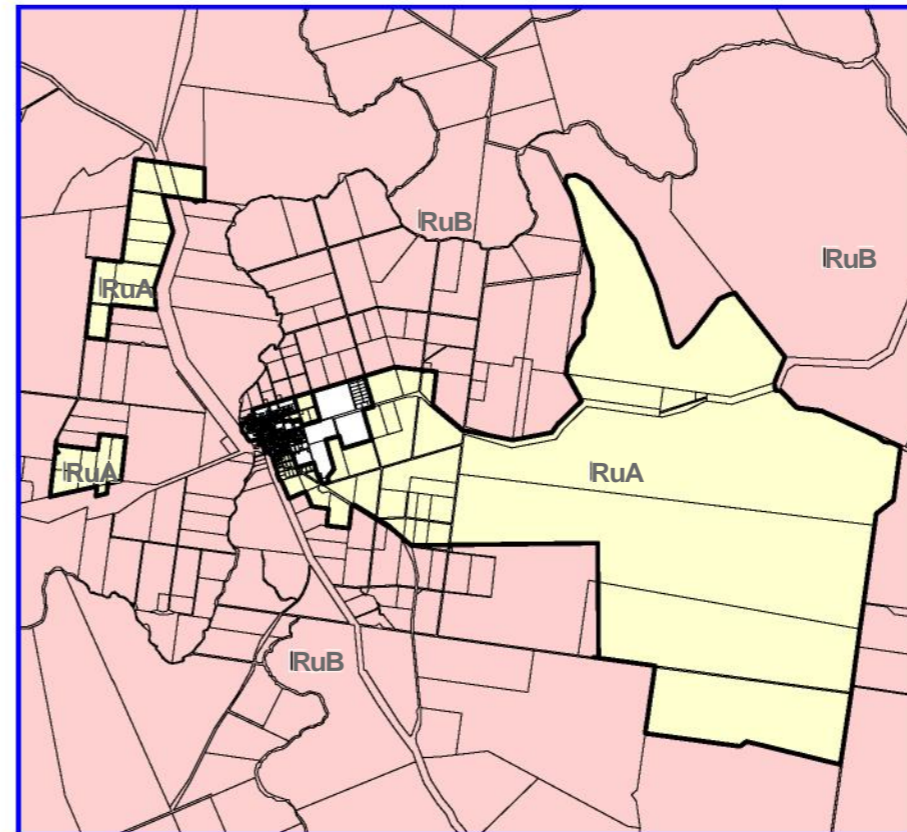
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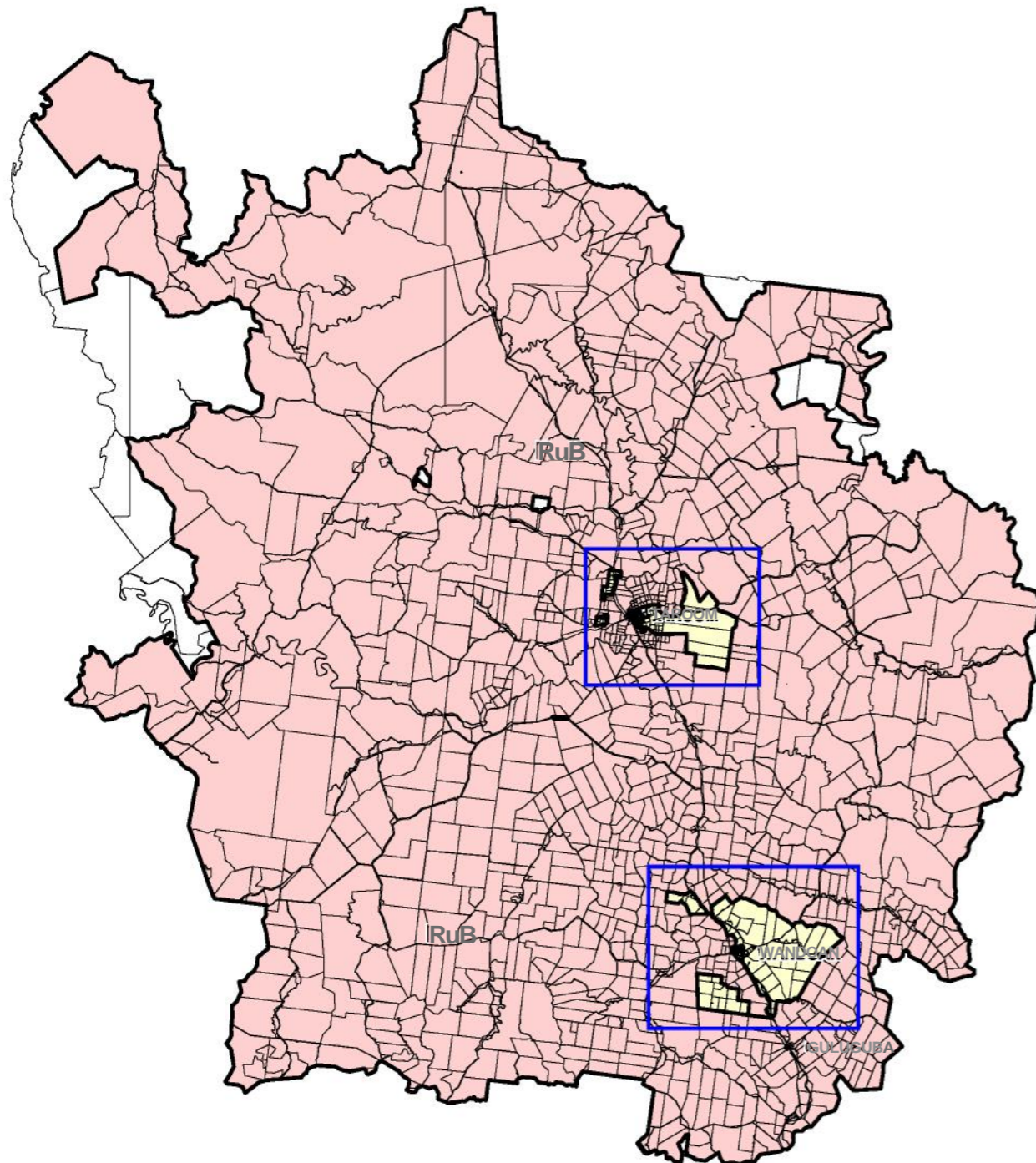
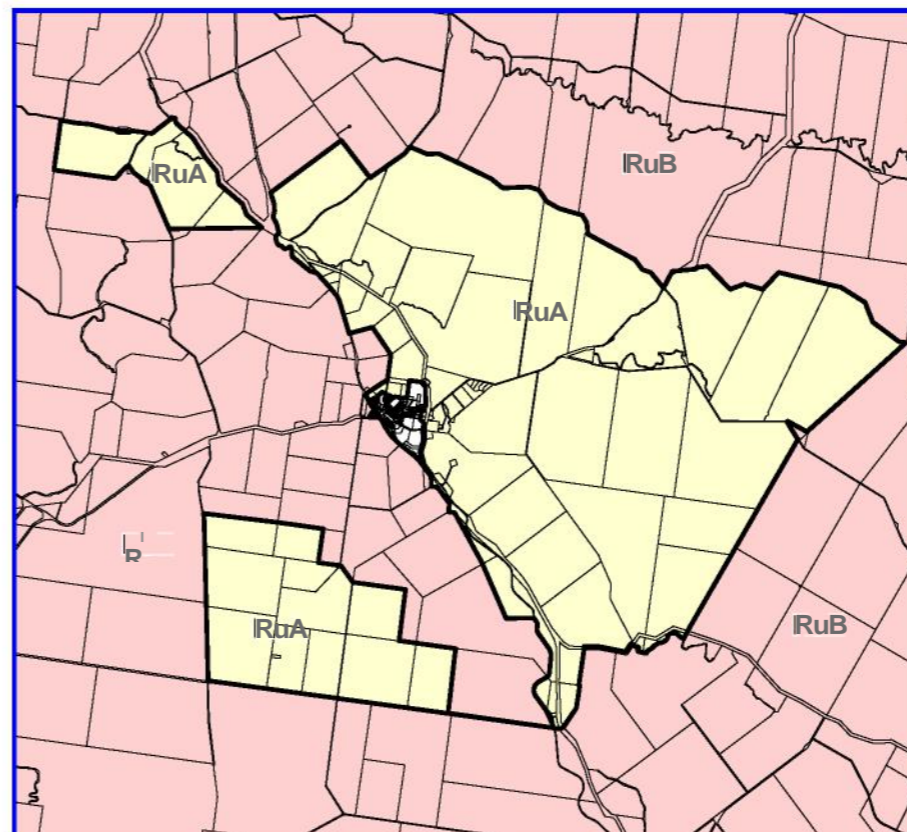
Drawing No:

SHEET 5 OF 6

INSET 1: RURAL A PRECINCT - TAROOM TOWN AREA



INSET 2: RURAL A PRECINCT - WANDOAN TOWN AREA



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Legend:

RURAL PRECINCTS

- Rural A (RuA)
- Rural B (RuB)

Scale for Main Map
0 20 40

kilometres
1:1,000,000

Scale for Inset 1
0 4 8

kilometres
1:200,000

Scale for Inset 2
0 5 10

kilometres
1:250,000



Amendments:

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**TAROOM SHIRE COUNCIL
PLANNING SCHEME
LAND CHARACTERISTICS MAP
- PRECINCT MAP -**

TAROOM AND WANDOAN

Drawn by: **S.G.K.
S.G.K.**

Date: **15 - 09 - 05**

Ref: **W607a_150905**

Drawing No:

SHEET 6 OF 6