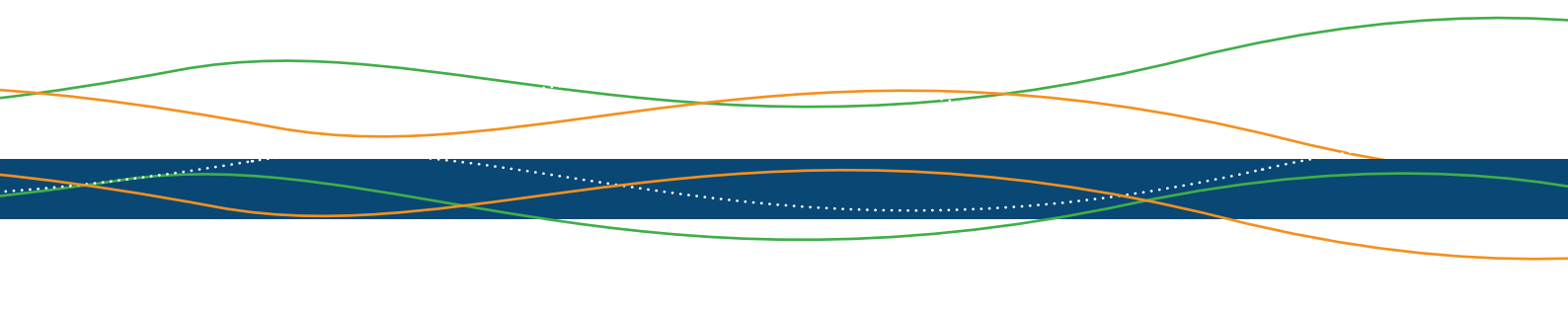




Banana Shire Council Planning Scheme 2020



PUBLIC CONSULTATION VERSION

Citation and commencement

This planning scheme may be cited as the Banana Shire Council Planning Scheme.

A notice was published in the Government Gazette No. <#> on <day> <month>, <year> for the planning scheme for the <local government area>.

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Amendments to the planning scheme are included at <insert relevant section reference>.

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Part 1 About the Planning Scheme

1.1 Introduction

- (1) The Banana Shire Council Planning Scheme (the Planning Scheme) has been prepared in accordance with the *Planning Act 2016* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the Planning Scheme sets out Banana Shire Council's intention for the future development in the planning scheme area, over the next twenty years.
- (3) The Planning Scheme seeks to advance State and regional policies through more detailed local responses, taking into account the local context.
- (4) While the Planning Scheme has been prepared with a twenty year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and State level.
- (5) The Planning Scheme applies to the planning scheme area of Banana Shire Council including all premises, roads and internal waterways but excluding certain areas identified in State legislation.

1.2 Planning Scheme components

- (1) The Planning Scheme comprises the following components:
 - (a) about the Planning Scheme;
 - (b) State planning provisions;
 - (c) the Strategic Framework;
 - (d) use and administrative definitions;
 - (e) Tables of Assessment;
 - (f) the following zones:
 - (i) General Residential Zone;
 - (A) Multiple Dwelling Precinct (GR1);
 - (ii) Centre Zone;
 - (iii) Recreation and Open Space Zone;
 - (iv) Environmental Management and Conservation Zone;
 - (v) Industry Zone;
 - (vi) Special Industry Zone;
 - (vii) Community Facilities Zone;
 - (A) Precinct 1 – Education (CF1);
 - (B) Precinct 2 – Electricity, Transport and Telecommunications (CF2);
 - (C) Precinct 3 – Government (CF3);
 - (D) Precinct 4 – Hospital (CF4);
 - (E) Precinct 5 – Public Facilities (CF5);
 - (F) Precinct 6 – Utilities (CF6);
 - (viii) Mixed Use Zone;
 - (A) Highway Precinct (MU1);
 - (B) Transition Precinct (MU2);
 - (ix) Rural Zone;
 - (A) Muirs Road (R1);
 - (x) Rural Residential Zone;
 - (xi) Township Zone;
 - (g) the following overlays:
 - (i) Agricultural Land;
 - (ii) Biodiversity;
 - (iii) Bushfire Risk;
 - (iv) Extractive and Mining Resources;
 - (v) Flood Risk;
 - (vi) Heritage;
 - (vii) Historic Subdivisions;
 - (viii) Infrastructure;
 - (ix) Water Resources;
 - (h) the following development codes:
 - (i) use codes:

- (A) Animal Keeping Code;
- (B) Child Care Centre Code;
- (C) Service Station Code;
- (ii) other development codes:
 - (A) Development Design Code;
 - (B) Reconfiguring a Lot Code;
 - (C) Third Party Sign Code;
 - (D) Local Heritage Place Code;
- (i) other plans;
- (j) the Local Government Infrastructure Plan;
- (k) schedules and appendices;
- (2) The following planning scheme policies support the planning scheme:
 - (a) Flood Planning Scheme Policy;
 - (b) Landscaping Planning Scheme Policy;

1.2.1 Overlays

- (1) Overlays identify areas in the Planning Scheme that reflect state and local level interests and that have one or more of the following characteristics:
 - (a) there is a particular sensitivity to the effects of development;
 - (b) there is a constraint on land use or development outcomes;
 - (c) there is the presence of valuable resources;
 - (d) there are particular opportunities for development;
- (2) Overlays are mapped and included in Schedule 1.
- (3) Some overlays may be included for information purposes only and do not result in any additional assessment benchmarks.
- (4) Assessment benchmarks for an overlay are contained in the zone codes;
- (5) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the Planning Scheme has the meaning assigned to that term by one of the following:
 - (a) the Act;
 - (b) the Planning Regulation 2017 (the Regulation);
 - (c) the definitions in Part 4 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 1.3.1(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.

Editor's note - In accordance with section 16(3) of the Act the regulated requirements apply to this planning scheme to the extent of any inconsistency with the planning scheme.

1.3.2 Standard drawings, maps, notes and editor's notes

- (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 are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'editor's note' 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.

1.3.3 Zones for roads, closed roads, waterways and reclaimed land

- (1) The following applies to an area of 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 area 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 area is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries;
 - (c) if the area is adjoined on one side only by land in a zone – the entire area is in the same zone as the adjoining land;

1.4 Categories of Development

- (1) The categories of development under the Act are:
 - (a) Accepted development;

Editor's note – A development approval is not required for accepted development. Under section 44(6)(a) of the Act, if the Planning Scheme 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; and
 - (ii) Impact Assessment;

Editor's note – A development permit is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribe assessable development.

- (c) Prohibited development.

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

1.5 Level of Assessment

1.5.1 Reading tables of assessment

The tables identify the following:

- (1) development that is prohibited, accepted or requires code or impact assessment in a zone and, where used, a precinct of a zone;
- (2) the assessment benchmarks for assessable 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);
- (3) any variation to the category of assessment (shown as an 'if' in the 'Use' column) that applies to the development;

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

Editor's note – Examples of a variation to the category of assessment are site or floor area, intensity of use, separation distance, overlay or precinct provisions.

1.5.2 Process for determining the category of assessment

The process for determining a category of assessment is:

- (1) For a material change of use, establish the use by reference to the use definitions in Part 3.
- (2) For all development, identify the following:
 - (a) if the premises is affected by a plan in Part 7;
 - (b) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 1;
- (3) Determine if the development is accepted development under Schedule 6 of the Regulation.
- (4) Determine if the development is assessable development under Schedule 10 of the Regulation.
- (5) Determine if the development has a prescribed category of assessment, by reference to the tables in Section 4.1 Prescribed categories of assessment.

- (6) If the development is not listed in the tables in Section 4.1 Prescribed categories of assessment, determine the initial category of assessment by reference to the tables in:
 - (a) Part 7 – Other Plans;
 - (b) Part 5 – Zones;
 - (c) Section 4.2 Categories of Assessment – Reconfiguring a lot;
 - (d) Section 4.3 Categories of Assessment – Operational work;
 - (e) Section 4.4 Categories of Assessment – Building work;
- (7) Prescribed categories of assessment identified in section 4.1, override all other categories of assessment for that development, with the exception of the Act or the Regulation.
- (8) Provisions of Part 7 may override any other category of assessment for development identified in a separate part of the planning scheme, with the exception of section 4.1.
- (9) A precinct of a zone may change the category of assessment and this will be shown in the 'Use' column of the tables in Part 5 (for material change of use) or Sections 4.3 to 4.5 for reconfiguring a lot, operational works and building work.
- (10) A material change of use is impact assessable:
 - (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;
- (11) Reconfiguring a lot is code assessable unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (12) 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.
- (13) Where development is proposed on premises included in more than one zone, the category of assessment is the highest category under each of the applicable zones.

1.6 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions in the Planning Scheme, the following rules apply:
 - (a) provisions of Part 7 may override any of the below;
 - (b) the Strategic Framework prevails over all other components (other than the matters mentioned in (a)) to the extent of the inconsistency;
 - (c) relevant codes as specified in Schedules to the Regulation prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency;
 - (d) zone codes prevail over use codes and other development codes to the extent of the inconsistency;

1.6.1 Determining the requirements for accepted development and assessment benchmarks

- (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 relevant table for accepted development.
- (2) 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.
- (3) The following rules apply in determining assessment benchmarks for each category of assessment.
- (4) Code assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the Assessment Benchmarks columns;
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 1.6.1(2), must be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 1.6.1(2);
 - (c) that complies with the performance outcomes complies with the code;

Editor's Note – An applicant may choose to comply with the acceptable outcomes for accepted development that correspond to the subject matter of the performance outcomes to demonstrate compliance with the code.

- (d) is to be assessed against any assessment benchmarks for the development identified in Section 26 of the Regulation;

Editor's Note – Section 27 of the Regulation identifies the matters code assessment must have regard to.

- (5) 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) is to be assessed against any assessment benchmarks for the development identified in Section 30 of the Regulation

Editor's Note – Section 31 of the Regulation identifies the matters that impact assessment must have regard to.

1.7 Building Work regulated under the Planning Scheme

- (1) Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect of to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note – The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

- (3) This Planning Scheme, through Part 4.5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note – The *Building Act 1975* permits planning schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP 1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

- (4) The building assessment provisions are contained in the following table.

Table 1.7.1 Building assessment provisions	
Building assessment matter addressed in the planning scheme	Relevant section of the planning scheme
Flood hazard	
Identification of part of the planning scheme area as a natural hazard management area (flood)	Schedule 1.4 Flood Hazard Overlay Maps
Identification of the level to which floor levels of habitable rooms of a building must be built	Part 5 The applicable zone code
Bushfire hazard	
Designation of part of the planning scheme area as a designated bushfire prone area for the BCA and the QDC.	Schedule 1.4 Bushfire Hazard Overlay Maps

Editor's note – A decision in relation to building work that is assessable development under the Planning Scheme should only be issued as a preliminary approval. See section 83(b) of the *Building Act 1975*.

Editor's note – In a development application, the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the Building Act 1975. The decision notice must state this.

1.8 Local Government administrative matters

- (1) Some items or sites of Aboriginal cultural heritage are contained in the Aboriginal Cultural Heritage Register which can be accessed on the Department of Aboriginal and Torres Strait Islander Partnerships website.
- (2) Places of local cultural heritage significance are identified in the Banana Shire Local Heritage Register.

Editor's note – Copies of the Banana Shire Local Heritage Register are available on request to Council.

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Part 2 Strategic Framework

2.1 Preliminary

- (1) The Strategic Framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.
- (2) For the purpose of describing the policy direction for the Planning Scheme, the Strategic Framework is structured in the following way:
 - (a) the strategic intent
 - (b) the following six themes that collectively represent the policy intent of the scheme:
 - (i) Settlement Pattern
 - (ii) Rural Areas
 - (iii) Strong Communities
 - (iv) Natural Systems and Hazards
 - (v) Strong Economy
 - (vi) Infrastructure and Servicing
 - (c) the strategic outcomes proposed for development in the Planning Scheme area for each theme
 - (d) the specific outcomes sought for the strategic outcomes.
- (3) Although each theme has its own section, the Strategic Framework in its entirety represents the policy intent for the Planning Scheme.

Editor's note – Mapping for the Strategic Framework is included in Schedule 1 and identifies individual components discussed in the Strategic Framework.

2.2 Strategic Intent

The strategic intent is that the Planning Scheme will deliver:

- (1) **A fair, orderly and sustainable pattern of development** – The settlement pattern of the Shire facilitates greater self-sufficiency by reinforcing the roles and functions of Biloela, Moura, Taroom and Theodore which will experience the majority of growth activity, reflecting the increased investment in infrastructure and services. The smaller towns retain local character and will continue to service local needs with growth limited by the availability of infrastructure and vulnerability to natural hazards. Development creates attractive, affordable, healthy and safe places to live, work, visit and play that integrate with the sequenced provision of infrastructure. Urban expansion avoids areas of rural production, natural hazards and viable natural resources extraction.
- (2) **Preservation of the economic and environmental values of rural areas** – The rural character of agricultural land, mining resources and natural areas is protected and maintained for their production, landscape and environmental values. Development enhances the rural sector and economy while ensuring that existing amenity, economic, landscape and environmental values are not compromised. Larger-lot residential development occurs in areas close to settled urban areas with good access to basic services. Historically subdivided small lots in rural areas are not developed for urban purposes without the provision of adequate infrastructure and access to services. Large scale or intensive development that is unsuitable in urban areas are appropriate in rural settings provided that suitable access is available and land use conflicts with established uses is managed satisfactorily.
- (3) **A strong sense of community identity** – The individuality and diversity of the communities of the Shire is retained by preserving place character and the unique culture and heritage. Features and elements contributing to local and regional heritage and character are protected and enhanced and the Shire's overall character and strong sense of community identity is maintained. Communities are strengthened by enhanced access to public spaces, sport and recreation facilities and community services. Community resilience, safety and well-being is improved by limiting the exposure of people and property to the effects of hazards.
- (4) **Protection of natural environment and hazard mitigation** – Natural areas and features of significance including National Parks, conservation parks, water resources, wetlands, springs, rivers and other major watercourses and their catchments are managed and protected to conserve their ecological values and biodiversity. Visually prominent landscapes retain their environmental, aesthetic and amenity values. The realisation of mineral, gas and extractive resources is managed sustainably without adversely affecting natural systems, residential and rural amenity, lifestyle,

nature-based tourism or the longer-term productive capacity of the land. The Shire's exposure to the effects of natural and man-made hazards is reduced.

- (5) **A viable, complex and diverse economy** – The Shire continues to be a shire of opportunity, with a complex and diverse economy. Existing major industries such as the Teys Abattoir, Callide Power Station, Moura Queensland Nitrate Plant and Moura Cotton Gin continue to contribute to the local and regional economy. The traditional sectors of construction, mining, agriculture, tourism, manufacturing, retail, energy production, transport and logistics, government and education continue to grow and support local employment. Opportunities for new industries are driven by the Shire's strategic location, planned and established infrastructure, existing and potential supply chains and the availability of a skilled labour force.
- (6) **Suitable standards of infrastructure** – The Shire's infrastructure and services meet the needs of individual communities and industry, protect public health, support economic development and improve accessibility. Infrastructure networks are provided in an orderly and cost-effective manner, to environmental and engineering standards and function effectively to community needs and expectations. Key infrastructure resources and installations are protected from the effects of encroachment of incompatible or contaminating land uses. Well-maintained, integrated and efficient transport networks support connected communities and strategic economic activity. Community infrastructure, support services and facilities, open space and recreational infrastructure meet the individual community's needs and enhance the liveability of towns and settlements.

2.3 Settlement Pattern

Banana Shire contains a network of distinct towns that has developed a clear hierarchy of centres defining the distribution of urban growth, employment, infrastructure and services. Growth occurs in well-defined areas, integrated with existing development and takes advantage of the orderly provision of infrastructure and protects the amenity and character of established urban areas.

Biloela is the Shire's largest and principal town providing a greater range of higher level services and accommodating much of the Shire's population growth and urban development. Urban residential expansion occurs generally to the east to avoid the floodplain to the south of town with infill housing around the town core contributing to the range of accommodation types. Moura continues to service its surrounding rural area, existing major industry and mining activities. Residential growth is directed away from mining and industrial activities to the north and north-west of the town. Theodore continues to provide a service role to the diverse agricultural, mining and tourism activities in the surrounding district. The significant flood hazard from the confluence of the Dawson River and Castle Creek limit expansion of urban development in and around the town. Taroom is the main centre for the southern districts of the Shire and services thriving grazing, farming, tourism and resource industries while retaining its character as a low scale 'cattle town'. Each town centre is a vibrant and vital area generating employment opportunities and support a range of industrial and commercial uses in clearly defined areas.

The townships of Banana, Baralaba, Cracow, Dululu, Goovigen, Jambin, Thangool and Wowan continue to support the needs of their respective communities but have limited growth potential due to the limited availability of infrastructure and services and vulnerability to natural hazards. They retain their respective main street and business areas and are preserved in character. Small-scale industry serving the needs of the immediate localities is encouraged and tourism development focused on the individual attributes of each township is facilitated providing local economic development and employment.

Development of historic small-lot subdivisions has the potential to create isolated and poorly-served communities or the inefficient extension of Council infrastructure. Development for urban purposes on these lots is unsupportable unless the developer provides appropriate infrastructure and services.

2.3.1 Strategic outcomes

- (1) The settlement pattern for the Banana Shire maintains and strengthens the existing hierarchy of towns maximising the use of established infrastructure and services.
- (2) Biloela, as the Shire's largest town, will accommodate the majority of new urban growth with the highest level of commercial, industrial, community and municipal services. Moura, Taroom and Theodore service their respective communities and districts and accommodate local population growth while supporting Biloela's role. The remaining townships provide country town lifestyle options, access to services, opportunities for employment and economic activity at a local level.

- (3) Urban development comprises a mix of land uses in well-defined areas that integrate with existing urban areas, support town centres and other business areas and provides housing diversity.
- (4) Development facilitates the safe, efficient and cost-effective delivery of infrastructure that enhances the viability of communities, equitable access and the efficient and effective provision of community facilities.
- (5) Development maintains and enhances public enjoyment and use of open space, waterways and natural areas.
- (6) Rural living is a planned and carefully managed element of the Shire's settlement pattern providing for a particular rural lifestyle close to the Shire's service centres.
- (7) The amenity of existing communities and the productive capacity of agricultural land, mining and extractive resources is protected by maintaining adequate separation distances between incompatible land uses.
- (8) Major industries, non-resident workforce accommodation and other activities that potentially create significant off-site impacts locate in discrete nodes convenient to workforce, transport and raw resources, protect the amenity of existing communities and maintain the integrity of social and physical infrastructure.
- (9) The settlement pattern responds to natural hazards, including bushfire and flooding by ensuring that the location and intensity of development does not increase the risk to people, property and infrastructure.
- (10) Due to issues associated with isolation and servicing, development of historic small-lot subdivisions for urban purposes is not supportable and amalgamation of these lots is encouraged.

2.3.1.1 Specific outcomes

- (1) Biloela develops as the major business and retail area for the Shire, providing a broad range of higher order business, community and civic functions.
- (2) Moura, Taroom and Theodore develop to provide a district level of service accommodating development proportionate to local population and employment growth and service their respective communities and districts without compromising the role of Biloela. The capacity to value-add to local rural industries is supported.
- (3) The smaller townships have access to facilities and services that provide a local level of service and opportunities to generate local employment and economic activity, and where appropriate may also provide some higher order services and functions important to the Shire.
- (4) Intensive forms of development that need to locate outside of the urban areas, or that employ significant numbers of people, have a strong link to one of the existing towns or small settlements.
- (5) Town centres in Biloela, Moura, Taroom and Theodore are the focus of a mix of retail, business, professional, tourist accommodation and community services, sensitively redeveloping old buildings or new sites. Expansion beyond zoned commercial areas is discouraged in the absence of demonstrated demand. Small-business and niche markets may be supported outside of these centres where amenity impacts can be managed and the role of the centres is not undermined.
- (6) The character of the town centres of the smaller townships is protected by retaining these areas as focus areas for business and community services, encouraging the re-use of existing buildings and land, retention of established built character, maintaining village scale and amenity and protecting important townscape and landscape elements.
- (7) Urban expansion is integrated with existing urban areas, provides a mixture of dwelling types and lot sizes and contributes to compact and well-connected neighbourhoods. New residential development has an attractive contemporary character defined by a mixture of low density dwelling types; good walk ability and pleasant streets and parks. Higher density residential accommodation (excluding non-resident workforce accommodation) and other infill development is facilitated on serviced lots close to the town centres, with design to minimise impacts on the amenity and character of areas predominantly occupied by houses.
- (8) A range of industrial development is accommodated in designated industrial areas, appropriately separated from sensitive land uses to protect the health, amenity and safety of the community from the impacts of air, noise and odour emissions and hazardous materials. Expansion beyond zoned industrial areas is discouraged in the absence of demonstrated demand.
- (9) Development of large bulky goods outlets is limited to the southern extension of the Burnett Highway and the western extension of the Dawson Highway in Biloela. Tourism accommodation development is provided in areas with high levels of accessibility to the major road network.
- (10) New development is coordinated with the sequential provision of services infrastructure and does not unreasonably burden Council resources or compromise development and investment from occurring in more suitable, planned locations.

- (11) Open space provides public access to quality recreational opportunities, focal points for community activity and linkages between key activity nodes, residential areas and natural areas.
- (12) Rural residential development, characterised by a semi-rural environment with land predominantly being used for a single residential dwelling, occurs in the areas identified on Strategic Framework map and provides an alternative form of living with good access to urban services via good quality roads, no loss of productive agricultural land or remnant regional ecosystem vegetation, minimal erosion and flood-free, fire-resistant and moderately sloped house sites.
- (13) Where close to productive agricultural land, rural residential development provides buffering to provide protection from the impacts of chemical spray drift, noise and odour emissions associated with agricultural activities.
- (14) Non-resident workforce accommodation is located close to the associated activity and minimises impacts on sensitive land uses, natural environments and landscapes and avoids bushfire and flood hazard areas and productive agricultural land.
- (15) Where located close to urban areas, non-resident workforce accommodation mitigates adverse impacts on existing land uses, minimises social and environmental impacts on the community and protects the integrity of social and physical infrastructure supporting existing and future residents. Non-resident workforce accommodation is adaptable for re-use and can satisfy accommodation demands for other sectors such as tourism.
- (16) Where located outside urban areas, the non-resident workforce accommodation is completely separate from the settlement and self-sufficient in terms of infrastructure provision.
- (17) The impacts of natural and man-made hazards are identified and new development avoids or mitigates the risk to personal safety and property damage and provides for the effective functioning of infrastructure during and after an event.
- (18) Urban or rural residential development is directed away from historic subdivisions where it would lead to isolated communities or uneconomical extension of urban infrastructure.

2.4 Rural Areas

The Shire's rural areas support a diverse rural sector; cropping, grazing, intensive animal and horticultural industries; mining and resources activity and environmental and conservation areas. The contribution of rural areas to the Shire's economy is valued, supported and protected. Significant agricultural areas as well as land and infrastructure that enhance and support agricultural production locating in the Shire's rural areas are protected.

The resultant rural landscape is an intrinsic part of the Shire's character and is important in defining the urban areas of the Shire. Activities and land uses occurring in rural areas are managed to provide for the development of the rural and resources sectors while ensuring that the amenity of existing residents, towns and small settlements and the landscape and environmental values of rural areas are not compromised. Rural areas can provide suitable locations for intensive or large-scale development that cannot locate in urban areas but are separated from sensitive land uses to avoid conflict and are readily accessible from major transport networks.

Rural residential development is restricted to protect the long-term productive capacity of rural land, infrastructure corridors and resource activities, recognise infrastructure and servicing constraints and limit vulnerability to natural hazards.

Some rural areas are based around specific rural industries or features that present opportunities for agri-tourism, eco-tourism and geo-tourism such as the fossil reefs between Cracow and Theodore. Tourism demands are accommodated, but generally by way of small-scale, low impact accommodation and information facilities, in a way that maintains the character of rural landscapes and productivity of neighbouring rural enterprises.

Taroom, Thangool and Theodore Airports are important regional resources, creating opportunities for transporting residents to places of interest, business or employment, produce to market and for establishing aviation-based activities. New development does not compromise aircraft safety or airport operations.

Areas of the Shire like the Banana, Callide, Calliope and Dawson Ranges, Expedition, Isla Gorge, Kroombit Tops and Precipice National Parks, Callide Dam, other conservation parks and State forests display significant views and important scenic elements that could potentially be jeopardised by large scale, inappropriately-sited development.

2.4.1 Strategic outcomes

- (1) The productive capacity of agricultural land, rural areas and rural activities that contribute to the Shire's economy is protected from the impacts of fragmentation of rural land and incompatible land uses.
- (2) Rural areas continue to support development and investment that increases food production capability, improves food security and a range of value adding activities, rural tourism and other innovative rural enterprises that accommodate the widest diversity of productive rural activities.
- (3) The function, connectivity and pasture productivity of the stock route network is maintained for sustainable use by travelling stock on hoof.
- (4) Mining and extractive resources in rural areas are protected from incompatible land uses to allow for effective and sustainable exploitation consistent with demonstrated planning need without prejudicing the continuation of productive rural land uses or the integrity of rural infrastructure.
- (5) Major industries, community infrastructure and energy projects (such as liquid fuels, solar and wind) are supported where there are demonstrated economic benefits to the local community, local employment opportunities and impacts on cultural, rural and environmental values are managed in line with community expectation.
- (6) Conflicts at the interface between rural land and urban and sensitive uses is minimised through appropriate separation, buffering and environmental management.
- (7) Non-rural uses must be of a nature that is unable to be accommodated in towns, bring major local or regional economic benefits and avoid or mitigate impacts on rural character, agricultural production, scenic values and water quality and have direct access to urban areas via high quality roads.
- (8) Rural residential development is managed to
 - (a) avoid elevating exposure risk to natural hazards;
 - (b) avoid adverse impacts on identified environmental values;
 - (c) provide convenient access to social services and an adequate access to infrastructure;
 - (d) preventing adverse impacts on productive agricultural activities and resource extraction;
- (9) Development that promotes and takes advantage of the tourist appeal of agricultural production, environmental and scenic qualities, cultural and natural history and other attractions is encouraged where the rural character is maintained and environmental impacts are mitigated.
- (10) Opportunities to build aviation-related industries involving land close to the Shire's airports are realised.
- (11) Development does not result in any diminishing of the values that contribute to the significance of the Shire's scenic assets.
- (12) The rural productivity and environmental values of rural areas are protected from the effects of invasive biosecurity matters.

2.4.1.1 Specific outcomes

- (1) Agricultural lands are preserved for productive rural activities by only supporting rural development that directly supports agricultural production or a regionally significant rural-based industry.
- (2) Productive rural land is protected from intrusion of incompatible development and suitable environmental management techniques are provided on the site of non-rural development to minimise potential land use conflict from agricultural practices.
- (3) Value adding and other innovative rural enterprises occur in locations that are adequately separated from or are compatible with existing or intended land uses on surrounding land.
- (4) The stock route network is protected from developments with potential to impact on the capacity of the network.

Editor's note – The stock route network also includes pasturage rights through adjoining pasturage leases. Refer to Section 432 of the *Land Act 1994*.

- (5) Exploitation of mining and extractive deposits, including transport routes, is managed so that adverse environmental and amenity impacts are managed at an acceptable level. These resources are expected to be exploited and are identified to ensure that this occurs without undue interference from incompatible land uses. Extractive industry sites are available for re-use for other activities or revert to their natural state upon cessation of extraction.
- (6) Non-rural and commercial land uses are linked to primary production or the mining and resources sector and are established in rural areas only when they cannot reasonably locate in urban areas due to their offsite impacts or the nature and scale and locational requirements (i.e. land area, proximity to rail or resource activity) of the activity and where the impacts are managed and where existing and future rural resource utilisation is not compromised.

- (7) Intensive animal uses are located in areas where the potential for environmental and amenity impacts can be managed. Existing intensive animal industries are protected from encroachment of incompatible land uses.
- (8) Intensive animal and crop production and compatible processing activities are co-located to reduce land-use conflict and achieve efficiencies in production, processing, distribution, energy efficiency and waste recycling, taking into account environmental, bio-security, infrastructure and rural amenity issues.
- (9) Opportunities to develop renewable energy and allied industries are supported where:
 - (a) It provides a secure green energy future such as wind, solar or other alternative power;
 - (b) Long-term economic growth and employment benefits are demonstrated;
 - (c) Significant natural and cultural areas are avoided; and
 - (d) Impacts on sensitive uses are managed.
- (10) Land uses adjoining rural areas incorporate adequate separation, screening or buffering to rural activities.
- (11) Proposals to introduce or expand rural residential development must demonstrate a genuine public need and ensure that rural productivity in the locality is not compromised.
- (12) Rural-based and small-scale tourism development is established at an appropriate scale that contributes to the viability of the primary rural use of sites and where impacts, especially on agriculture, can be avoided.
- (13) Development for transport and aviation related opportunities involving land close to Thangool, Theodore and Taroom airports provide a Structure Plan demonstrating how development can be managed, located and formed to minimise impacts relating to air safety, amenity, traffic, ecology, farm productivity and rural character.
- (14) The visual impacts of development on the scenic values provided by areas of rural production and undisturbed open space are mitigated through selective location, layout and design.
- (15) Development employs effective measures to anticipate and control the incursion or spread of weeds, pest animals and disease.

2.5 Strong Communities

The Shire has many assets that contribute to its liveability and prosperity. Communities retain a strong sense of identity through the preservation of place character, visually attraction, and accessibility. They are individual, economically strong, aspirational, socially vibrant, active and celebrate their unique culture and heritage. Places are diverse, and provide affordable, safe and enjoyable spaces in which to live, visit, work or recreate.

Features and elements contributing to local and regional character are protected and enhanced and the Shire's overall character and strong sense of community identity is maintained. The cultural heritage significance of national, state and local heritage places and areas is protected and conserved. Communities are provided with a standard of service appropriate to their setting and enjoy high levels of safety and amenity with exposure to air, noise and odour emissions avoided or minimised.

Building on the Shire's cultural heritage, capitalising on the attributes of individual communities, promoting tourism, agricultural and business opportunities and recognising Biloela's primary centre role will assist in enhancing the liveability of the Shire.

2.5.1 Strategic outcomes

- (1) Towns, villages and other settlements have their own individual character and identity that incorporate key streetscapes, central places and natural features.
- (2) Development occurs in a manner that provides access to a range of employment, commercial, cultural, recreational, education and community opportunities in serviceable locations throughout the Shire that respond to community needs.
- (3) Local communities contain pleasant public spaces that are safe and functional, offering opportunities for passive and active recreation and enjoyment by people who live, work and visit Banana Shire.
- (4) A range of housing opportunities maintain desired neighbourhood character, support relatively affordable living and ageing in place and are available in accessible locations primarily focussed on Biloela, Moura and Taroom.
- (5) Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities.

- (6) Cultural heritage, including that significant to Aboriginal and Torres Strait Islander peoples, is acknowledged and protected to maintain the link between the current community and the values that contributed to its establishment.
- (7) Banana Shire has an equitable distribution of social infrastructure with the majority of the population having reasonable access to community, health and education facilities and services.
- (8) Community health and safety is enhanced by the mitigation of potential impacts from crime and emissions associated with activities that are detrimental to human health.

2.5.1.1 Specific outcomes

- (1) The role of visual character in defining township identity and creating traditional town centres and streetscapes is reinforced in new development.
- (2) Settlements retain visual cues, links and reminders of their pioneering, rural, transport or mining context—Wowan's butter factory, disused railway stations, cemeteries, graves and memorials, homesteads, the Leichhardt Tree, the Moura Miners' Memorial, for example.
- (3) Redevelopment of town centres provides a recurring urban design and enhances pedestrian connectivity, usability and social interaction.
- (4) Existing communities have enhanced access to community services that is commensurate with anticipated demand.
- (5) Parks, open spaces, and recreation facilities enable diverse activities and experiences and meet the needs of the broader community. Biloela, Moura, Taroom and Theodore accommodate Banana Shire's district sport and recreation facilities.
- (6) The opportunity to develop safe and relatively level recreational trails between towns is realised by redeveloping disused railway corridors once they are no longer required for railway activities.
- (7) Co-location of complementary activities and integration of new development with existing development in relation to road, public and active transport networks, open space linkages and access to community facilities and employment opportunities enhances community cohesion.
- (8) New development does not result in isolated or poorly serviced communities. Larger lot developments with suitable access occur within five kilometres of the urban-zoned town perimeter and their associated services.
- (9) Residential neighbourhoods comprise a variety of lot sizes in keeping with desired neighbourhood character.
- (10) A range of housing types, densities, sizes and tenures facilitate housing choice and affordability for people with special needs in locations that provide safe and convenient movement and access to services and employment opportunities is readily available provided the traditional character of residential areas is not compromised.
- (11) Industrial development, major gas, electricity, waste and sewerage infrastructure, and sport and recreation activities are located, designed and managed to avoid or mitigate adverse impacts of emissions on sensitive land uses and the natural environment.
- (12) Activities involving the use, storage and disposal of hazardous materials, dangerous goods, and flammable or combustible substances are located and managed to minimise the health and safety risks to communities and individuals.
- (13) Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property including:
 - (a) former mining activities and related hazards;
 - (b) former landfill and refuse sites; or
 - (c) contaminated land;
- (14) The cultural heritage of all sectors of the community is protected by the recognition of features that contribute to community identity.
- (15) Places of local heritage significance may be identified, registered and provided with protection in the form of development control. The adaptive reuse of places of local cultural heritage is supported where the significance of the place and surrounding amenity is retained and development of areas adjoining places of local heritage significance maintain and enhance the heritage values of the nominated site.
- (16) The largest settlements provide the widest range of community uses, services, parks and open space, and social infrastructure such as schools, libraries and health facilities to maximise accessibility for the majority of the population.
- (17) Smaller settlements accommodate basic shared services or facilities and rural areas generally rely on access to community infrastructure and services in towns and villages.
- (18) The design of buildings and the private and public spaces around them minimise the incidence, opportunities and fear of crime.

- (19) Community health and safety are protected from the potential adverse impacts of hazardous air, noise and odour emissions from higher impact uses.

2.6 Natural Systems and Hazards

The Banana Shire contains areas of national, state and local environmental significance that include Expedition, Isla Gorge, Kroombit Tops and Precipice National Parks, conservation parks and State forests, the forested Banana, Callide/Calliope, Dawson, Gilbert, Lynd and Murphy Ranges, lakes, wetlands, sub-artesian waters and the Dawson, Dee and Don River catchments. Protection and management of the natural environment, its biological diversity, ecological integrity, and natural assets is paramount in preserving both the natural and economic benefits. Effective management protects against the impacts of land degradation and pest invasion and provide long term benefits for the Shire's current and future populations. Communities conserve and prudently use areas valued for landscape and scenic amenity to meet their present needs without compromising the ability of future generations to meet their needs.

The Shire is subject to a range of natural hazards, including flooding, bushfire and landslide that are an identified constraint to urban expansion and rural development as well as impacting on accessibility throughout the Shire. Limiting the exposure of people and property to natural hazards increases community resilience, safety and wellbeing.

2.6.1 Strategic outcomes

- (1) The natural environment and its assets, connectivity, ecological processes and biodiversity values are conserved, enhanced, restored and protected from incompatible development to avoid or otherwise minimise significant adverse impacts on their values.
- (2) Development within or adjacent to an area of environmental significance minimises disturbance to the natural landform, ecology and wildlife habitats and contributes to ecosystem health, liveability and prosperity.
- (3) Water resources such as those associated with the main river systems of the Dawson, Dee and Don Rivers and sub-artesian resources are managed and protected. Natural drainage, groundwater and landscape features are protected or enhanced.
- (4) Development ensures storm water quality and flow is managed and risk of erosion is mitigated to protect the ecological properties of waterways and the functioning of the aquatic ecosystem. Wastewater and solid waste disposal activities and facilities take into account topography and the potential impacts on groundwater resources.
- (5) The environmental impacts associated with the transport of weeds, pest animals and disease are managed to contribute to minimising land degradation and conserving natural systems and places.
- (6) Development is designed, located, constructed and operated to manage the impacts of hazards, while natural processes and biodiversity are protected, managed and rehabilitated.
- (7) New development acknowledges the potential impacts of climate change and is designed to reduce the carbon footprint of the Shire and demonstrates a commitment to the reduction in reliance on non-renewable resources and the generation of greenhouse gas emissions.

2.6.1.1 Specific outcomes

- (1) Matters of environmental significance and value retain their physical condition, ecological health and environmental values. Development in these areas is limited to small-scale maintenance buildings, depots and visitor facilities and essential infrastructure.
- (2) Development is located in areas that avoid significant adverse impacts on matters of environmental significance, protect, maintain and enhance biodiversity and ecological connectivity.
- (3) Development adjacent to National Parks or State Forests does not necessitate clearing of significant vegetation, significant landscape modification or management practices to manage bushfire hazard on development sites.
- (4) The impacts of development on habitat fragmentation and biodiversity are minimised and opportunities for the establishment, protection, management, rehabilitation and enhancement of environmentally significant areas and values, including movement corridors and interface treatments, are accommodated.
- (5) The riparian amenity and habitat of the Shire's waterways and wetlands such as the Dawson River, Don River, Callide Creek, Kroombit Creek, Banana Creek, high ecologically significant wetlands and water resources are protected and meet the needs of the community, industry, agriculture and environment equitably and sustainably.

- (6) Development is designed to ensure water quality is protected and enhanced by:
 - (a) Minimising disturbance to riparian habitats in and adjoining waterways and wetlands;
 - (b) Minimising the discharge of contaminants and sediment;
 - (c) Protecting natural drainage lines and overland flow paths and mitigating potential erosion risk; and
 - (d) Avoiding ground water contamination.
- (7) Urban development protects and enhances water quality and does not adversely impact on the environmental values of waterways, wetlands, groundwater resources, natural drainage paths and landscape features.
- (8) Wastewater is reused, recycled and recovered wherever practicable and any discharges do not adversely affect the receiving water environmental values.
- (9) Effective management of weeds, pest animals and disease contribute to minimising land degradation and conserving natural systems and places.
- (10) Development manages risks from natural hazards, prioritising in order, the safety of people, protection of public infrastructure and protection of private property.
- (11) Development avoids impacts on the function of flood plains and does not worsen the severity or impact of natural hazards.
- (12) Development in the Muirs Road Precinct which is affected by extreme flood risks associated with insufficient warning times following water release from Callide Dam during intense rainfall events is limited to ensure that risk to life, property and the environment is avoided.
- (13) Prescribed hazardous chemicals stored in a flood or bushfire hazard area are located to minimise the risk of inundation, dispersal or explosion.
- (14) Development supports and does not unduly burden disaster management responses or recovery capacities and capabilities.
- (15) Patterns of urban development are established that contribute to a reduction in the generation of greenhouse gas emissions and reduce the generation of vehicle trip frequency and distance by encouraging viable alternative transport options.

2.7 Strong Economy

The Shire's economy is based on its traditional agricultural and mining heritage and is supported by small and medium sized businesses. Its location offers strategic benefits to connect businesses with the rest of Central Queensland, the Wide Bay-Burnett and the Darling Downs. Land is allocated for business and industry land uses to support employment generation appropriate to the role and function of each centre and the needs of each community.

The Shire's wealth of unique natural, heritage, agricultural and industrial tourism attractions contribute to the Shire's appeal as a competitive domestic and international tourist destination, subject to responsible custodianship of those assets. Moderate travelling distances from Gladstone and Rockhampton as well as its location on the Leichardt and Burnett Highways make the Shire a significant drive tourist destination. The development of new tourism ventures, enhancement and protection of visitor attractions and supporting infrastructure facilitates tourism growth. Tourism development focusses on maximising creation and capturing value from drive, industrial, nature based, heritage, rural amenity and agricultural tourism markets, facilitation improved access to key visitor attractions and promoting towns, small settlements and historic villages as tourist destinations.

The rural sector remains a foundational and strong part of the community and its economy. Agricultural land in the Shire continues to contribute to the state, regional and local economy and opportunities for increased production are realised through expanded irrigation and agro forestry areas, improved pasture productivity, expansion of niche markets, organics and intensive animal production, diversification and value adding and the development of associated and supporting industries and infrastructure.

The mining, energy and resources sectors contribute significantly to the overall prosperity of Banana Shire and the benefits of these sectors is expected to continue with a significant number of proposals for new resource extraction operations and regional infrastructure planned. The operation of activities that contribute to the Shire's economy but that have potential for negative off-site impacts requires appropriate management. The Callide Power Station, Teys Abattoir, Moura Queensland Nitrate Plant, Moura Cotton Gin, extractive and mining resource areas and associated infrastructure provide a substantial economic boost to the Shire in terms of employment and flow-on economic benefits. Expansion in the development and use of renewable energy resources will contribute to the diversification of the Shire's economy.

2.7.1 Strategic outcomes

- (1) Business and employment are clustered in a clear network and hierarchy of centres that provide a high level of convenience, attraction, safety and accessibility, generate increased levels of activity and customer patronage to support business prosperity.
- (2) Business and industry leverage growth from the agricultural, tourism, mining and resource extraction sectors and improve access to local services that support these sectors.
- (3) Major industries are attracted to and retained within the Shire by taking advantage of proximity to natural resources, appropriate transport providing links to processing and export hubs, a conveniently accessible workforce while recognising site-based constraints and achieving a satisfactory environmental outcome.
- (4) Biloela, Moura, Taroom and Theodore accommodate a diverse range of industrial uses in well-defined locations with growth in the traditional sectors of manufacturing and technical services, transport and logistics, trade and industry services facilitated and supported by the availability of adequately serviced and accessible industrial land.
- (5) Opportunities for local economic development in the smaller townships extends to the provision of basic services to local residents as well as passing trade, low scale tourism development and small scale industry in designated areas.
- (6) Low-scale home based businesses contribute to local economic development providing employment opportunities and adding to the diversity of small business in the Shire, while maintaining the amenity of surrounding properties and the role of identified centres.
- (7) The contribution of tourism to the Shire's economy is grown by providing a diverse range of nature-based, mining and energy, rural amenity and agricultural activities that capture visitation, increase visitor nights, protect natural assets, diversify visitor experiences and develop new tourism ventures within the Shire.
- (8) Towns, villages and small settlements are promoted as unique and accessible tourist destinations with access to an interesting, scenic and productive hinterland.
- (9) A strong and resilient rural sector benefits from the protection and preservation of agricultural land and the development of complementary on-farm value adding activities, intensive animal production, organics and a range of innovative and compatible rural enterprises.
- (10) The role of major employers, including the Callide Power Station, Teys Abattoir, the Moura Queensland Nitrate Plant, and the Moura Cotton Gin in the regional economy is supported.
- (11) Mining and resource activity continue to contribute to the Shire's economy including through investment in local communities, employment of more localised labour force, infrastructure development and utilisation of local business and industry services.
- (12) Potential conflicts between gas and petroleum pipeline infrastructure and urban development or sensitive land uses is minimised.
- (13) Lawful development with the potential to cause nuisance or pose a risk to the health and safety of communities due to environmental emissions or hazardous materials is effectively managed and protected from encroachment of incompatible uses.
- (14) Growth in the development and use of renewable energy resources such as solar, biomass and wind power contribute to the diversification of the Shire's economy and provide alternative employment opportunities for the local workforce.

2.7.1.1 Specific outcomes

- (1) Activity centres contain a diverse range of activities to ensure the integrity and viability of traditional business areas are enhanced and benefit from co-location of complementary uses.
- (2) Activity centres facilitate meeting and interaction and generate high levels of activity and customer patronage in the day and evenings through a mix of active business uses, convenient parking, and pedestrian friendly, safe and attractive street frontages.
- (3) The role of the Teys Abattoir, Moura Queensland Nitrate Plant and Moura Cotton Gin in the Shire economy is protected from the intrusion and impacts associated with incompatible development.
- (4) The Callide Power Station continues to provide employment and economic activity in the Shire and additional resources that are required for its ongoing operation are preserved for further exploitation.
- (5) The greatest mix of industry uses are accommodated within the industrial area in the south-western parts of Biloela. Moura, Taroom and Theodore accommodate predominantly light and service industries that support local and rural communities and the agricultural and resource sectors.

- (6) Small scale industry to service local communities develops in the smaller townships with due regard to local employment needs, susceptibility to natural hazards and the capacity of infrastructure.
- (7) Large-scale, land-intensive, and other industrial uses that may have significant adverse impacts provide adequate separation and buffering to sensitive land uses and operate free of encroachment or intrusion of non-compatible land uses in surrounding areas.
- (8) New and expanded ecotourism and other ventures attract additional visitors to natural resources or features through establishment of a variety of visitor accommodation, including bed and breakfast, caravan parks, camping areas, eco-friendly resorts, motels and RV rest areas.
- (9) Low-impact, nature-oriented tourism activities establish sensitively in or near protected areas without adversely affecting ecological, cultural, and amenity values to increase visitor experiences within the Sandstone Wonders Area and other recreation areas.
- (10) Industrial attractions such as the Callide Power Station, mines and other major industries are exposed and exploited as unique tourism products.
- (11) Small-scale tourist activities with negligible impacts on large rural holdings are promoted as accessible tourist destinations, where negative impacts on existing and future economic activities in rural areas and the amenity of visitors are avoided.
- (12) Village character and distinctive attributes or features are capitalised on in the promotion of low-key tourism opportunities in townships.
- (13) Rural localities accommodate diverse rural industry types from processing of agricultural products to intensive animal activities.
- (14) Productive rural areas, particularly agricultural land, are protected from the intrusive effects of non-compatible land uses to maintain a productive role that reflects their existing characteristics and future potential.
- (15) Where conflict arises between agriculture and mining land uses the environmental, social and economic benefits of each activity are considered to ensure each sector grows consistent with the Central Queensland Regional Plan to both protect priority agricultural land uses and maximise opportunities for co-existence of resource and agricultural land uses within Priority Agricultural Areas.
- (16) Opportunities to create economic diversity in the rural sector are realised through expanded irrigation areas, agro-forestry, improved pasture productivity, expanded organic food and other specialised niche markets, on-farm packing or processing and other on-farm activities such as farm gate sales and roadside stalls.
- (17) Mining and extractive resource activities and associated infrastructure that generate local employment and economic opportunities and contribute to the provision of community infrastructure are protected from encroachment of incompatible uses in the area or on main transport routes.
- (18) Adequate separation or buffering, generally of at least two kilometres, protects the amenity and appeal of existing urban settlements from mining and quarrying activities.
- (19) Medium and high impact, extractive and special industries, gas infrastructure, waste management facilities, sewage treatment plants and sporting facilities are protected from encroachment by development that would compromise their ability to function safely and effectively.
- (20) Renewable energy projects are supported where there are demonstrated economic benefits to the local community, local employment opportunities and impacts on cultural, rural and environmental values are managed in line with community expectation.

2.8 Infrastructure and Servicing

Infrastructure provision is a key determinant of economic prosperity, social cohesion and environmental responsibility. The Shire performance in these areas is dependent on maintaining a high level of service in transport, total water cycle management and utility infrastructure.

New urban development connects to normal urban services and would locate where it is most cost-effective to provide and maintain these service, usually on the edge of each existing supply area where Council is able to provide services without unnecessarily extending or upgrading trunk infrastructure. Development that does not need access to trunk infrastructure networks is ideally located where it does not compromise Council's ability to provide cost-effective infrastructure.

The Shire's infrastructure and services are coordinated in a sequenced response to meet the needs of individual communities and industry, protect public health, support economic development and improve accessibility within and outside the Shire. The relationship between development and utility infrastructure recognises that some parts of the Shire require a different level of infrastructure provision that is appropriate in the circumstances.

2.8.1 Strategic outcomes

- (1) Infrastructure reflects community expectations and needs, contributes to community wellbeing and prosperity, meets engineering and environmental standards, continues to function effectively during and immediately after natural disasters, and has been provided in an orderly and cost effective manner.
- (2) Strategically important raw water supplies are protected and enhanced to enable continued water security for towns, industry and agriculture.
- (3) The catchments of Callide and Kroombit Dams are identified and all development protects and enhances water quality within these catchments. The establishment of the Nathan Dam on the Dawson River in the future is not jeopardised. Development with the potential to affect water quality upstream of the Gylanda, Theodore, Moura and Neville Hewitt Weirs does not compromise the ability of these resources to provide potable water supply.
- (4) Major electricity infrastructure and substations are protected from encroachment to enable continued energy supply to the Shire.
- (5) Well-maintained, integrated and efficient transport networks operate safely and efficiently, delivering a high level of accessibility, reinforcing the Shire's competitive advantages and integrating with land use to connect people and products within and outside the Shire.
- (6) The Surat Basin Infrastructure Corridor (State Development Area) is protected to promote economic development in Queensland.

2.8.1.1 Specific outcomes

- (1) The major towns have reticulated water supply and sewerage networks while other settlements and rural areas rely on site-based infrastructure.
- (2) Shared or common corridors accommodate more than one utility, reducing the overall impact on the environment.
- (3) Land uses minimise or avoid conflicts with existing and planned infrastructure delivery and do not adversely impact on the integrity of strategic infrastructure including water supply catchments and storage, water and wastewater treatment facilities, electricity, gas, oil or telecommunication services.
- (4) Critical and essential community infrastructure achieves an acceptable level of immunity from natural hazards.
- (5) Development is located to allow immediate connection to existing infrastructure or provides for the orderly extension of that infrastructure to service the development.
- (6) Residential and other sensitive land uses are not established where the potential for negative impacts from major infrastructure and transport corridors and facilities exists, unless impacts can be demonstrably managed, such as through adequate on-site buffering.
- (7) A clear road hierarchy is established by locating development adjacent to roads appropriate for the nature of that development and access to the road network is consistent with the planned function, future planning, road safety and efficiency of the entire network.
- (8) Alternative heavy vehicle routes integrate well with existing and likely land uses enabling overall improvements to accessibility, convenience, safety and amenity.
- (9) Road infrastructure develops to service the Shire's communities and improves accessibility during and after flood events and other natural hazards.
- (10) The integrity of transport infrastructure (stock routes, cattle tick control facilities, rest stops and spelling areas etc.) necessary for the movement of livestock within and outside the Banana Shire is maintained.
- (11) Roads used for the haulage of agricultural products, extractive and mining resources including major highways, key resource area transport routes and the coal train load-out facility haul route in Moura are protected from incompatible land uses and works.
- (12) The public investment in the State-controlled road network and the State rail network is protected from the intrusive effects of incompatible development
- (13) The operation of the Shire's aerodromes and regionally strategic aviation facilities integrates with land uses and transport infrastructure and is protected from incompatible development and is expanded to support greater accessibility in the region.
- (14) Development that is not associated with the operation of the Surat Basin Infrastructure Corridor does not compromise the future operational capacity of the Corridor.

Part 3 Definitions

3.1 Use definitions

- (1) Use definitions have a particular meaning for the purpose of the Planning Scheme.
- (2) Any use not listed in Table 4.1.2 Column 1 is an undefined use.

Note – Development comprising a combination of defined uses is not considered to be an undefined use.

- (3) The use definitions listed here are the definitions used in this Planning Scheme.
- (4) A use listed in Table 4.1.2 Column 1 has the meaning set out beside that term in Column 2.
- (5) Column 3 of Table 4.1.2 identifies examples of the types of activities that are consistent with the use identified in Column 1.
- (6) Column 4 of Table 4.1.2 identifies examples of activities that are not consistent with the use identified in Column 1.
- (7) Columns 3 and 4 of Table 4.1.2 are not exhaustive lists.
- (8) Uses listed in Table 4.1.2 Columns 3 and 4 that are not listed in Column 1, do not form part of the definition.

Table 3.1.1 Index of use definitions

Index of use definitions		
Agriculture supplies store	Garden centre	Renewable energy facility
Air service	Hardware and trade supplies	Residential care facility
Animal husbandry	Health care service	Retirement facility
Animal keeping	High impact industry	Roadside stall
Aquaculture	Home-based business	Rooming accommodation
Bulk landscape supplies	Hospital	Rural industry
Caretaker's accommodation	Hotel	Rural workers' accommodation
Car wash	Indoor sport and recreation	Sales office
Cemetery	Intensive animal industry	Service industry
Child care centre	Intensive horticulture	Service station
Club	Low impact industry	Shop
Community care centre	Major electricity infrastructure	Shopping centre
Community residence	Market	Short-term accommodation
Community use	Medium impact industry	Showroom
Cropping	Motor sport facility	Special industry
Dual occupancy	Multiple dwelling	Substation
Dwelling house	Nature-based tourism	Telecommunications facility
Dwelling unit	Office	Theatre
Educational establishment	Outdoor sales	Tourist park
Emergency services	Outdoor sport and recreation	Transport depot
Environment facility	Park	Utility installation
Extractive industry	Parking station	Veterinary services
Food and drink outlet	Permanent plantation	Warehouse
Function facility	Place of worship	Wholesale nursery
Funeral parlour	Relocatable home park	Winery

Table 3.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Agriculture supplies store	The use of premises for the sale of agricultural supplies and products	Animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds	Bulk landscape supplies, garden centre, outdoor sales, wholesale nursery

Table 3.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Air service	The use of premises for: (a) the arrival or departure of aircraft (b) housing, servicing, refuelling, maintenance or repair of aircraft (c) the assembly and dispersal of passengers or goods on or from an aircraft (d) training and education facilities relating to aviation (e) aviation facilities (f) an activity that: (i) is ancillary to an activity or facility stated in (a) to (e); and (ii) directly services the needs of aircraft passengers	Airport, airstrip, helipad	
Animal husbandry	The use of premises for: (a) producing animals or animal products on native or improved pastures or vegetation; or (b) a yard, stable, temporary holding facilities or machinery repair and servicing, if the use is ancillary to the use in paragraph (a)	Cattle stud, grazing of livestock, non-feedlot dairy	Aquaculture, animal keeping, feedlots, intensive animal industry, piggeries
Animal keeping	The use of premises for: (a) boarding, breeding or training of animals; or (b) a holding facility or machinery repair and servicing, if the use is ancillary to the use in paragraph (a)	Aviary, cattery, kennel, stables, wildlife refuge	Animal husbandry aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production
Aquaculture	The use of premises for cultivating, in a confined area, aquatic animals or plants for sale	Pond farms, tank systems, hatcheries, raceway system, rack and line systems	Intensive animal industry
Bulk landscape supplies	The use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including for example soil, gravel, potting mix or mulch		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	The use of premises for a dwelling provided for a caretaker of a non-residential use on the same premises		Dwelling house
Car wash	The use of premises for the commercial cleaning of motor vehicles		Service station
Cemetery	The use of premises for the interment of bodies or ashes after death	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour

Table 3.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Child care centre	The use of premises for care, education and minding, but not residence, of children	Before or after school care, crèche, early childhood centre, kindergarten, vacation care	Educational establishment, family day care, home based child care,
Club	The use of premises for: (a) an association for social, literary, political, sporting, athletic or other similar purposes; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a)	Club house, guide and scout clubs, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	The use of premises for: (a) providing social support to members of the public; or (b) providing medical care to the public, if the use is ancillary to the use in paragraph (a). The use does not include the use of premises for providing accommodation to members of the public.	Disability support services, drop in centre, respite centre, indigenous support centre	Childcare centre, family day care, health care service, home based child care, residential care facility
Community residence	(a) The use of premises for residential accommodation for: (i) no more than: (A) 6 children, if the accommodation is provided as part of a program or service under the <i>Youth Justice Act 1992</i> ; or (B) 6 persons who require assistance or support with daily living needs, and (ii) no more than 1 support worker (b) The use includes a building or structure that is reasonably associated with the use in paragraph (a).	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	The use of premises for: (a) providing artistic, social or cultural facilities or community services to the public; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a)	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship

Table 3.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Cropping	The use of premises for: (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or (b) harvesting, storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).	Forestry for wood production, fodder and pasture production, producing fruit, nuts, vegetable and grains, plant fibre production, sugar cane growing, vineyard	Intensive horticulture, permanent plantations, rural industry
Dual occupancy	The residential use of premises for two households involving: (a) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property, and (b) Any domestic outbuildings associated with the dwellings The use does not include a residential use of premises that involves a secondary dwelling.		Dwelling house, multiple dwelling
Dwelling house	A residential use of premises involving: (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling, or (b) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling		Caretaker's accommodation, dual occupancy, multiple dwelling, rooming accommodation, short-term accommodation
Dwelling unit	The use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use		Caretaker's accommodation, dwelling house
Educational establishment	The use of premises for: (a) training and instruction to impart knowledge and develop skills, or (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).	College, outdoor education centre, primary school, secondary school, special education facility, technical institute, university	Childcare centre, home based child care, family day care
Emergency services	The use of premises by a government entity or community organisation to provide: (a) essential emergency services, or (b) disaster management services, or (c) management support facilities for the services	Ambulance station, evacuation centre, fire station, police station	Community use, hospital, residential care facility

Table 3.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Environment facility	The use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value. The use does not include the use of premises to provide accommodation for tourists and travellers.	Boardwalks, observation decks, seating, shelters, walking tracks	Nature-based tourism, outdoor sport and recreation, short-term accommodation, tourist park
Extractive industry	The use of premises for: (a) extracting or processing of extractive resources, and (b) any related activities, including for example transporting the resources to market	Quarry	
Food and drink outlet	The use of premises for: (a) preparing and selling food and drink for consumption on or off the premises, or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a)	Café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tea room	
Function facility	The use of premises for: (a) receptions or functions, or (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function		Community use, hotel
Funeral parlour	The use of premises for: (a) arranging and conducting funerals, memorial and other similar events, or (b) a mortuary, or (c) storing and preparing bodies for burial or cremation The use does not include the use of premises for the burial or cremation of bodies.		Cemetery, crematorium, place of worship
Garden centre	The use of premises for: (a) selling plants, or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form, or (c) a food and drink outlet that is ancillary to the use in paragraph (a)	Retail plant nursery	Bulk landscape supplies, outdoor sales, wholesale nursery
Hardware and trade supplies	The use of premises for selling, displaying or hiring hardware and trade supplies, including for example house fixtures, timber, tools, paint, wallpaper or plumbing supplies		Outdoor sales, shop, showroom, warehouse
Health care service	The use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	Dental clinics, medical centres, physiotherapy clinic	Community care centre, hospital

Table 3.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
High impact industry	<p>The use of premises for an industrial activity:</p> <ul style="list-style-type: none"> (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a high impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity <p>Editor's Note: Refer to Table 3.1.3.</p>		
Home-based business	The use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, based childcare, home office, home	Hobby, office, shop, transport depot, warehouse,
Hospital	<p>The use of premises for:</p> <ul style="list-style-type: none"> (a) the medical or surgical care or treatment of patients whether or not the care or treatment requires overnight accommodation, or (b) providing accommodation for patients, or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b) 		Health care services, residential care facility
Hotel	<p>The use of premises for:</p> <ul style="list-style-type: none"> (a) selling liquor for consumption on the premises, or (b) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in paragraph (a); <p>but does not include a bar.</p>	Pub, tavern	
Indoor sport and recreation	The use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts	
Intensive animal industry	<p>The use of premises for:</p> <ul style="list-style-type: none"> (a) the intensive production of animals or animal products in an enclosure that requires food and water to be provided mechanically or by hand, or (b) storing and packing feed and produce, if the use is ancillary to the use in paragraph (a) 	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens

Table 3.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Intensive horticulture	<p>The use of premises for:</p> <ul style="list-style-type: none"> (a) the intensive production of plants or plant material carried out indoors on imported media, or (b) the intensive production of plants or plant material carried out outside using artificial lights or containers, or (c) storing and packing produce and plants or plant material grown on the premises, if the use is ancillary to the use in paragraphs (a) or (b) <p>The use does not include the cultivation of aquatic plants.</p>	Greenhouse, hydroponic farms, mushroom farms	Wholesale nursery
Low impact industry	<p>The use of premises for an industrial activity:</p> <ul style="list-style-type: none"> (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a low impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity <p>Editor's Note: Refer to Table 3.1.3.</p>		
Major electricity infrastructure	<p>The use of premises for:</p> <ul style="list-style-type: none"> (a) a transmission grid or supply network, or (b) a telecommunications facility, if the use is ancillary to the use in paragraph (a) <p>The use does not include the use of premises for a supply network or private electricity works stated in the Planning Regulation 2017, Schedule 6, section 26(5), unless the use involves:</p> <ul style="list-style-type: none"> (a) a new zone substation or bulk supply substation, or (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage 		

Table 3.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Market	<p>The use of premises on a regular basis for:</p> <p>(a) selling goods to the public mainly from temporary structures, including for example stalls, booths or trestle tables; or</p> <p>(b) providing entertainment, if the use is ancillary to the use in paragraph (a)</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p>The use of premises for an industrial activity:</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a medium impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity</p> <p>Editor's Note: Refer to Table 3.1.3.</p>		
Motor sport facility	<p>The use of premises for:</p> <p>(a) organised or recreational motor sports, or</p> <p>(b) Facilities for spectators including for example stands, amenities and food and drink outlets if the use is ancillary to the use in paragraph (a)</p>	Car race track, go-kart tracks, trail bike park, 4WD park	
Multiple dwelling	A residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households	Apartments, flats, townhouses, units	Dual occupancy, granny flat, residential care facility, retirement facility, rooming accommodation
Nature-based tourism	<p>The use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation and interpretation of:</p> <p>(a) an area of environmental, cultural or heritage value, or</p> <p>(b) a local ecosystem, or</p> <p>(c) the natural environment</p>	Environmentally responsible accommodation facilities including cabins, huts lodges and tents	Environment facility

Table 3.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Office	The use of premises for: (a) providing an administrative, financial, management or secretarial service or function, or (b) the practice of a profession, or (c) providing business or professional advice or services The use does not include the use of premises for making, selling or hiring goods.	Bank, real estate agent	Home-based business, home office, outdoor sales, shop
Outdoor sales	The use of premises for: (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors, or (b) repairing, servicing, selling or fitting of accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a)	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	The use of premises for: (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space, or (b) Providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a)	Cricket oval, driving range, golf course, swimming pool, tennis courts	community use, motor sport facility, park
Park	The use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.		Tourist attraction, outdoor sport and recreation
Parking station	The use of premises for parking vehicles, other than parking that is ancillary to another use.		Outdoor sales
Permanent plantation	The use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.		Forestry for wood production, biofuel production
Place of worship	The use of premises for: (a) organised worship and other religious activities, or (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a)	Church, mosque, synagogue, temple	Community use, funeral parlour
Relocatable home park	The use of premises for: (a) relocatable dwellings for long-term residential accommodation, or (b) amenity facilities, food and drink outlets, a manager's residence or recreational facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a)		Tourist park

Table 3.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Renewable energy facility	The use of premises for the generation of electricity or energy from a renewable energy source, including for example sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy. The use does not include the use of premises to generate electricity or energy to be mainly used on the premises.		
Residential care facility	The use of premises for supervised accommodation, and medical and other support services for persons who: (a) cannot live independently, and (b) require regular nursing or personal care	Convalescent home, nursing home	Community residence, dual occupancy, dwelling house, hospital, multiple dwelling, retirement facility
Retirement facility	A residential use of premises for: (a) accommodation for older members of the community, or retired persons, in independent living units or serviced units, or (b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink, or staff accommodation, if the use is ancillary to the use in paragraph (a)		Residential care facility
Roadside stall	The use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market
Rooming accommodation	The use of premises for: (a) residential accommodation if each resident: (i) has a right to occupy 1 or more rooms on the premises, and (ii) does not have a right to occupy the whole of the premises, and (iii) does not occupy a self-contained unit, as defined under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> , Schedule 2, or has only limited facilities available for private use, and (iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises, or	Boarding house, hostel, monastery, off-site student accommodation	Community residence, dwelling house, hospice, multiple dwelling, short-term accommodation

Table 3.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	(b) a manager's residence, an office or, providing food or other services to residents, if the use is ancillary to the use in paragraph (a)		
Rural industry	The use of premises for: (a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises, or (b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a)	Packing shed	Abattoir, agricultural supply store, intensive animal industry, intensive horticulture, roadside stall, wholesale nursery, winery
Rural workers' accommodation	The use of premises as accommodation, whether or not self-contained, for employees of a rural use, if: (a) the premises, and the premises where the rural use is carried out, are owned by the same person, and (b) the employees are not non-resident workers		Caretaker's accommodation, dual occupancy, dwelling house, multiple dwellings, nature or rural based tourist accommodation, short-term accommodation
Sales office	The use of premises for the temporary display of land parcels or buildings that: (a) are for sale or proposed to be sold, or (b) can be won as a prize in a competition	Display dwelling	Office
Service industry	The use of premises for an industrial activity that: (a) does not result in off-site air, noise or odour emissions, and (b) is suitable for location with other non-industrial uses	Audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Cabinet making, high impact industry, low impact industry, medium impact, shop fitting, sign writing, small engine mechanical repair workshop, special industry, tyre depot
Service station	The use of premises for: (a) selling fuel, including for example petrol, liquid petroleum gas, automotive distillate or alternative fuels, or (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a)		Car wash

Table 3.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Shop	The use of premises for: (a) displaying, selling or hiring of goods, or (b) providing personal services or betting to the public	Betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket	Food and drink outlet, market, showroom
Shopping centre	The use of premises for an integrated complex consisting mainly of shops.		
Short-term accommodation	The use of premises for: (a) providing accommodation of less than 3 consecutive months to tourists or travellers, or (b) a manager's residence, office or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in paragraph (a) The use does not include a hotel, nature-based tourism, resort complex or tourist park.	Backpackers accommodation, cabins, farm stay, motel, serviced apartments	Hostel, rooming accommodation, tourist park
Showroom	The use of premises for the sale of goods that are of (a) a related product line, and (b) a size, shape or weight that requires: (i) a large area for handling, display or storage, and (ii) direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods	Bulk stationary supplies, bulky goods sales, motor vehicles sales showroom	Food and drink outlet, shop, outdoor sales
Special industry	The use of premises for an industrial activity: (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a special industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity Editor's Note: Refer to Table 3.1.3.		

Table 3.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Substation	<p>The use of premises:</p> <ul style="list-style-type: none"> (a) as part of the transmission grid or supply network to: <ul style="list-style-type: none"> (i) convert or transform electrical energy from one voltage to another, or (ii) regulate voltage in an electrical circuit, or (iii) control electrical circuits, or (iv) switch electrical current between circuits; or (b) for a telecommunications facility for: <ul style="list-style-type: none"> (i) works, as defined under the <i>Electricity Act</i>, section 12(1), or (ii) workforce operational and safety communications 		
Telecommunications facility	<p>The use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.</p>		Aviation facility
Theatre	<p>The use of premises for:</p> <ul style="list-style-type: none"> (a) presenting movies, live entertainment or music to the public, or (b) the production of film or music, or (c) the following activities, if the use is ancillary to the use in paragraphs (a) or (b): <ul style="list-style-type: none"> (i) preparing and selling food and drink for consumption on the premises, (ii) facilities for editing and post-production, (iii) facilities for wardrobe, laundry and make-up, (iv) set construction workshops, (v) sound stages, 	Cinema, concert hall, dance hall, film studio, movie house, music recording studio	Community hall, hotel, indoor sport and recreation, temporary film studio
Tourist park	<p>The use of premises for:</p> <ul style="list-style-type: none"> (a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures, or (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a) 	Camping ground, caravan park, holiday cabins	Relocatable home park, short-term accommodation, tourist attraction
Transport depot	<p>The use of premises for:</p> <ul style="list-style-type: none"> (a) storing vehicles, or machinery, that are used for a commercial or public purpose, or (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a) 	Bus depot, taxi base, truck yard, heavy vehicle or machinery yard	Home based business, low impact industry, service industry, warehouse

Table 3.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Utility installation	The use of premises for: (a) a service for supplying or treating water, hydraulic power or gas, or (b) a sewerage, drainage or stormwater service, or (c) a transport service, or (d) a waste management service, or (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d)		major electricity infrastructure, minor electricity infrastructure, renewable energy facility, substation, telecommunications tower, transport depot
Veterinary services	The use of premises for: (a) the medical or surgical treatment of animals, or (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a)		Animal keeping
Warehouse	The use of premises for: (a) storing or distributing goods, whether or not carried out in a building, or (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a)	Self-storage facility, storage yard	Hardware and trade supplies, outdoor sales, shop, showroom
Wholesale nursery	The use of premises for: (a) the wholesale of plants grown on or next to the premises, or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a)		Bulk landscape supplies, garden centre
Winery	The use of premises for: (a) making wine, or (b) selling wine that is made on the premises		Rural industry

Table 3.1.3 Industry thresholds

Use	Threshold
Low impact industry	(1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting (2) Repairing and servicing lawn mowers and outboard engines (3) Fitting and turning workshop (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting (5) Assembling wood products not involving cutting, routing, sanding or spray painting (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	(1) Metal foundry producing less than 10 tonnes of metal castings per annum (2) Boiler-making or engineering works producing less than 10,000 tonnes of metal product per annum (3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a hazardous chemical facility under the <i>Work Health and Safety Act 2011</i>

Table 3.1.3 Industry thresholds

Use	Threshold
	<ul style="list-style-type: none"> (4) Abrasive-blasting facility using less than 10 tonnes of abrasive material per annum (5) Enamelling workshop using less than 15,000 litres of enamel per annum (6) Galvanising works using less than 100 tonnes of zinc per annum (7) Anodising or electroplating workshop where tank area is less than 400 square metres (8) Powder-coating workshop using less than 500 tonnes of coating per annum (9) Spray-painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum (10) Scrap-metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components (11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum (12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum (13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum (14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum (15) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood-veneer products, less than 250 tonnes per annum (16) Sawmilling, wood chipping and kiln-drying timber and logs, producing less than 500 tonnes per annum (17) Recycling and reprocessing batteries (18) Repairing or maintaining boats (19) Manufacturing substrate for mushroom growing (20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum (21) Recycling or reprocessing tyres including retreading (22) Printing advertising material, magazines, newspapers, packaging and stationery (23) Distribution centre and contractors depot (24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools) (25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum (26) Reconditioning metal or plastic drums (27) Glass-fibre manufacture less than 200 tonnes per annum (28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
High impact industry	<ul style="list-style-type: none"> (1) Metal foundry producing 10 tonnes or greater of metal castings per annum (2) Boiler-making or engineering works producing 10,000 tonnes or greater of metal product per annum (3) Hazardous chemical facility for the storage and distribution of dangerous goods not involving manufacturing processes (4) Scrap-metal yard including a fragmentiser (5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum

Table 3.1.3 Industry thresholds

Use	Threshold
	<ul style="list-style-type: none"> (6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum (7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum (8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum (9) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood-veneer products, 250 tonnes or greater per annum (10) Sawmilling, wood chipping and kiln-drying timber and logs, producing greater than 500 tonnes per annum (11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum (12) Enamelling workshop using 15,000 litres or greater of enamel per annum (13) Galvanising works using 100 tonnes or greater of zinc per annum (14) Anodising or electroplating workshop where tank area is 400 square metres or greater (15) Powder-coating workshop using 500 tonnes or greater of coating per annum (16) Spray-painting workshop (including spray-painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum (17) Concrete batching and producing concrete products (18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote (19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste (20) Manufacturing fibreglass pools, tanks and boats (21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools) (22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum (23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre (24) Manufacturing batteries (25) Manufacturing wooden products including cabinet making, joinery, wood-working, producing greater than 500 tonnes per annum (26) Abrasive-blasting facility using 10 tonnes or greater of abrasive material per annum (27) Crematoria (28) Glass-fibre manufacture producing 200 tonnes or greater per annum (29) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum (30) Distilling alcohol in works producing more than 2,500 litres per annum
Special industry	<ul style="list-style-type: none"> (1) Abattoir (2) Power station (3) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing (4) Manufacturing chemicals, poisons and explosives (5) Storing and loading of coal where not on the site of a mining lease

3.2 Administrative terms

- (1) Administrative terms assist with the interpretation of the Planning Scheme but do not have a meaning in relation to a use.
- (2) A term listed in Table 4.2.2 Column 1 has the meaning set out beside that term in Column 2 under the heading.
- (3) The administrative terms listed here are the definitions for the purpose of the Planning Scheme.

Table 3.2.1 Index of administrative terms

Index of administrative terms		
Administering authority	Gross floor area	Secondary street frontage
Agricultural land	Household	Sensitive land use
Animal carcass store	Local heritage place	Setback
Borrow pit	Mining tenement	Short term camping
Building height	Minor building work	Standard cattle unit
Commercial building	Minor electricity infrastructure	Standard pig unit
Defined flood event	Outermost projection	Temporary use
Domestic outbuilding	PMAV	Third party sign
Domestic pet	Primary street frontage	Urban fabric
Dwelling	Rear allotment	Water quality objective
Earthworks	Rural dwelling	Working dog
Essential community infrastructure	Secondary dwelling	

Table 3.2.2 Administrative terms

Column 1 Term	Column 2 Definition
Administering authority	Banana Shire Council or a relevant Queensland Government department.
Agricultural land	Agricultural Land Classification Class A or Class B.
Animal carcass store	A medium-impact industry for on-farm storage of animals slaughtered on the same premises in a single room facility
Borrow pit	An extractive industry operated by a government authority or agent in or adjacent to a road reserve to provide gravel materials for road maintenance and construction
Building height	(a) The vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level.
Commercial building	Any building lawfully used for food and drink outlet, health care service, low impact industry, office, service industry, shop and shopping centre or any combination thereof.
Defined flood event	The 1%AEP flood event plus adjustment for climate change for the investigation areas in the Banana Shire Flood Assessment or the highest known flood event outside the investigation areas.
Domestic outbuilding	A non-habitable Class 10a building that is: (a) a shed, garage or carport, and (b) ancillary to a residential use carried out on the premises where the building is
Domestic pet	The keeping of any animal, bird, insect, reptile or fish on land for the interest, enjoyment or protection of residents of a house or dwelling unit, limited to the number of each animal type identified in Council's Local Law.
Dwelling	All or part of a building that: (a) is used, or capable of being used, as a self-contained residence, and (b) contains: (i) food preparation facilities, and (ii) a bath or shower, and (iii) a toilet, and (iv) a wash basin, and (v) facilities for washing clothes

Table 3.2.2 Administrative terms

Column 1 Term	Column 2 Definition
Earthworks	Filling or excavation that alter the land surface height, including but not limited to retaining walls, levees, contours, water storage, capture or supply and dam de-silting but does not include any soil tilling activities. In the Rural and Rural Residential Zones, these earthworks are separated into the following categories: (a) Category 1 – works that have no off-site impacts (b) Category 2 – works that increase off-site flood characteristics by more than 5cm height or 0.2m/s velocity affecting less than 3 residents (c) Category 3 – works that increase off-site flood characteristics by more than 5cm height or 0.2m/s velocity affecting more than 2 residents
Essential community infrastructure	The use of premises for: (a) emergency services infrastructure (b) emergency shelters (c) police facilities (d) hospitals and associated facilities (e) power stations and substations (f) major switch yards (g) communications facilities (h) sewage treatment plants (i) water treatment plants.
Gross floor area	For a building, the total floor area of all storeys of a building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for: (a) building services, plant or equipment; or (b) access between levels; or (c) a ground floor public lobby; or (d) a mall; or (e) parking, loading or manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not;
Household	1 or more individuals who: (a) live in a dwelling with the intent of living together on a long-term basis, and (b) make common provision for food and other essentials for living
Local heritage place	Refer to the Banana Shire Local Heritage Register
Mining tenement	A prospecting permit, mining claim, exploration permit, mineral development licence or mining lease
Minor building work	Building work that increases the gross floor area of a building by no more than the lesser of the following: (a) 50m ² , (b) an area equal to 5% of the gross floor area of the building
Minor electricity infrastructure	Development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for: (a) a new zone substation or bulk supply substation, or (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage
Outermost projection	For a building or structure, the outermost part of the building or structure, other than a part that is: (a) a retractable blind, or (b) a fixed screen, or (c) a rainwater fitting, or (d) an ornamental attachment
PMAV	A Property Map of Assessable Vegetation approved by an administering authority.
Primary street frontage	The frontage most commonly addressed by other buildings in the block as the front of the lot.
Rear allotment	An allotment located behind another allotment fronting the same street and accessed via an easement or handle-shaped driveway.

Table 3.2.2 Administrative terms

Column 1 Term	Column 2 Definition
Rural dwelling	Additional dwellings for permanent residents on Rural-zoned land with a minimum lot size of 150 hectares that are not used in conjunction with or subordinate to an existing dwelling on the same lot and where the persons residing in the additional dwellings are engaged in bona fide and viable rural pursuits on the same lot. The term does not include a secondary dwelling as elsewhere defined.
Secondary dwelling	A dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Secondary street frontage	Where a site has more than one street frontage, any frontage that is not the primary street frontage.
Sensitive land use	(a) caretaker's accommodation; or (b) childcare centre; or (c) community care centre; or (d) community residence; or (e) detention facility; or (f) dual occupancy; or (g) dwelling house; or (h) dwelling unit; or (i) educational establishment; or (j) health care service; or (k) hospital; or (l) hotel, to the extent the hotel provides accommodation for tourists or travellers; or (m) multiple dwelling; or (n) non-resident workforce accommodation; or (o) relocatable home park; or (p) residential care facility; or (q) resort complex; or (r) retirement facility; or (s) rooming accommodation; or (t) rural workers' accommodation; or (u) short-term accommodation; or (v) tourist park;
Setback	For a building or structure, the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Short-term camping	The parking or setting up of caravans, motorhomes, camper trailers or tents by travellers or tourists for the purpose of temporary occupation. To be clear, the definition does not include any permanent or semi-permanent occupation of sites as a place of residence
Standard cattle unit	as defined in the Environmental Protection Regulation 2019
Standard pig unit	as defined in the Environmental Protection Regulation 2019
Temporary use	A use that: (a) is carried out on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structures Examples of temporary uses are campdrafts, circuses, fetes, short-term parking of caravans in designated areas, weekend events and festivals.
Third party sign	An advertising device that promotes a product, service, event or activity that is not supplied, available or occurring on the site on which the device is placed. For the purposes of the Planning Scheme, third party signs are limited to the sign types defined in Table 4.2.3.
Urban fabric	The physical aspect of the urban environment, emphasizing building types, open space, frontages, and streetscapes.

Table 3.2.2 Administrative terms

Column 1 Term	Column 2 Definition
Water quality objective	The water quality objectives identified in Schedule 1 of the <i>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</i> which cover parts of the catchments of: (a) Callide Creek; (b) Comet River; (c) Dawson River; (d) Fitzroy River;
Working dog	As defined in the <i>Animal Management (Cats and Dogs) Act 2008</i>

Table 3.2.3 Third party sign types


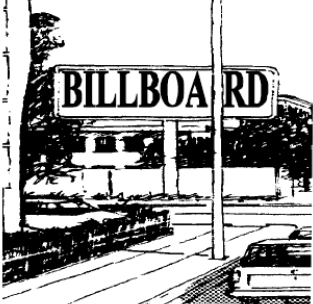
Sign type	Definition
<p>Above awning sign</p> <p>Editor's Note. An example of an above awning sign is provided below.</p> 	<p>an advertising device located on top of an awning or veranda of a building used for purposes other than residential purposes, with no part of the advertising device projecting:</p> <ul style="list-style-type: none"> (a) above the roof, parapet or ridge line of the building (b) beyond the edge of the awning or veranda
<p>Billboard/hoarding sign</p> <p>Editor's Note. An example of a billboard/hoarding sign is provided below.</p> 	<p>an advertising device which</p> <ul style="list-style-type: none"> (a) is free-standing; and (b) has a face area greater than 2.4m²; and (c) has a face area width greater than its face area height; and (d) is normally elevated from the ground and supported by 1 or more vertical columns, pylons or poles

Table 3.2.3 Third party sign types


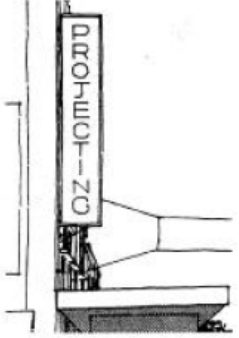



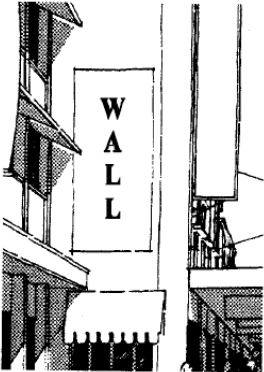
Sign type	Definition
<p>Pole sign</p> <p>Editor's Note. An example of a pole sign is provided below.</p> 	<p>an advertising device which is free-standing on 1 or more vertical supports which has a face area not in excess of 2.4m² on any side and may have a face area consisting of separate slats, panels or components which are removable and replaceable</p>
<p>Projecting sign</p> <p>Editor's Note. An example of a projecting sign is provided below.</p> 	<p>an advertising device which:</p> <ul style="list-style-type: none"> (a) is displayed on the wall of a building; and (b) projects at right angles to the building more than 1.5m from the wall on which it is displayed; and (c) does not project higher than the height of the building to which it is attached.
<p>Pylon sign</p> <p>Editor's Note. An example of a pylon sign is provided below.</p> 	<p>an advertising device which may have a face area consisting of separate slats, panels or components which are removable and replaceable and:</p> <ul style="list-style-type: none"> (a) is free-standing; and (b) has a face area greater than 2.4m²; and (c) has a face area height greater than its face area width; and (d) is normally elevated from the ground and supported by 1 or more vertical columns, pylons or poles

Table 3.2.3 Third party sign types

Sign type	Definition
<p>Roof/sky sign</p> <p>Editor's Note. An example of a roof/sky sign is provided below.</p> 	<p>an advertising device fitted to the roof of a building</p>
<p>Sign-written roof sign</p> <p>Editor's Note. An example of a sign-written roof sign is provided below.</p> 	<p>an advertising device which is painted or otherwise affixed to the roof of a building and directed at, or visible from, a road</p>
<p>Wall sign</p> <p>Editor's Note. An example of a wall sign is provided below.</p> 	<p>an advertising device painted or otherwise affixed flat to the wall of a building that does not protrude from the wall more than 100mm</p>

Part 4 Tables of Assessment

4.1 Prescribed Categories of Assessment

For the development specified in the 'use' or 'zone' columns, the categories of assessment under the Planning Scheme are prescribed.

Editor's Note. The following tables include categories of assessment that are prescribed by the Regulation and future changes to the Regulation will override these tables.

Table 4.1.1 Prescribed categories of assessment: material change of use

Accepted development – except where in the Muirs Road Precinct of the Rural Zone		
Animal keeping If for the keeping of domestic pets or working dogs		
Park In all circumstances		
Minor electricity infrastructure In all circumstances		
Temporary use If: (a) conducted by or in conjunction with a non-profit organisation; or (b) for a mobile food vehicle that is not a licensable food business (as defined by the <i>Food Act 2006</i>) for the purposes of serving people already in occupation of the operating site, or (c) conducted in accordance with a permit issued by an administering authority; and not on or adjoining the site of a residential use.		
Accepted development subject to requirements – except where in the Muirs Road Precinct of the Rural Zone		
Community residence If compliant with Schedule 6, Part 2(6) of the Regulation		
Assessable development		
Code assessment – unless identified as Impact Assessment in a zone table of assessment		
Use	Development	Assessment benchmarks
All uses	If making any permanent alteration to the appearance of a local heritage place	The table for assessable development in the relevant zone code Development Design Code – Table 6.3.2 Local Heritage Place Code – Table 6.3.11

Table 4.1.2 Prescribed categories of assessment: reconfiguring a lot

Accepted development subject to requirements		
Zone	Development	Requirements
All zones	Creation of an easement providing access from a formed road to one allotment	PO14 Reconfiguring a Lot Code
Assessable development		
Code assessment		
Zone	Development	Assessment benchmarks
General Residential, Industry or Special Industry Zone	Subdivision of one lot into two lots where identified in Schedule 12 of the Regulation.	Schedule 12, Part 3 of the Regulation

Table 4.1.3 Prescribed categories of assessment: operational work

Accepted development		
Zone	Development	
Community Facilities Zone	Operational work associated with the operation of a municipal waste facility if in Precinct 6.	
Assessable development		
Code assessment		
All zones	Development	Assessment benchmarks
	Operational work on the site of a local heritage place	The table for assessable development in the relevant zone code Local Heritage Place Code – Table 6.3.11

Table 4.1.4 Prescribed categories of assessment: building work

Accepted development		
Zone	Development	
All zones	Minor building work, demolition or removing a building except where on a local heritage place	
	Building work for the restoration to original condition of any building or structure that is accidentally damaged or destroyed	
	Building work associated with minor electricity infrastructure	
Assessable development		
Code assessment		
All zones	Development	Assessment benchmarks
	Building work for alteration, extension, partial demolition or erecting a new building on a local heritage place Building work, other than minor building work, adjoining a local heritage place	The table for assessable development in the relevant zone code Local Heritage Place Code – Table 6.3.11 The table for assessable development in the relevant zone code Local Heritage Place Code – Table 6.3.11

4.2 Categories of Assessment – Material Change of Use

Categories of assessment for a material change of use in a zone are identified in Part 5, and apply where not of a prescribed category of assessment identified in Section 4.1.

4.3 Categories of Assessment – Reconfiguring a Lot

The following table identifies the categories of assessment for reconfiguring a lot. This table should be read in conjunction with Table 4.1.2.

Table 4.3.1 Reconfiguring a lot

Accepted development		
Zone	Development	
All zones	Amalgamation of lots	
Assessable development		
Code assessment		
All zones	Development	Assessment benchmarks
	Any other reconfiguring a lot not listed in this table or Table 4.1.2.	The table for assessable development in the relevant zone code Reconfiguring a Lot Code – Table 6.3.6 Development Design Code – Table 6.3.2 Where on a local heritage place – Local Heritage Place Code – Table 6.3.11
Impact assessment		
All zones	Development	Assessment benchmarks
	Subdivision or boundary realignment that results in any of the lots not complying with the minimum lot areas for lots in Table 6.3.7 of the Reconfiguring a Lot Code	The Planning Scheme

4.4 Categories of Assessment – Operational Work

The following table identifies the categories of assessment for operational work. This table should be read in conjunction with Table 4.1.3.

Table 4.4.1 Operational work

Accepted development			
Rural Residential and Rural Zones	Except where in the Muirs Road Precinct, earthworks to provide flood protection for dwellings and surrounding improvements up to:		
	Lot size	Maximum height	Maximum area
	up to 1ha	500mm	20% of the site area
	between 1ha and 2ha	500mm	10% of the site area
	between 2ha and 5ha	1m	5% of the site area
	greater than 5ha	1m	1ha
All zones	Advertising device except for a third party sign		
	Extractive industry if for a borrow pit		
	Except where in the Muirs Road Precinct, earthworks: (a) involving less than 10m ³ of material and a maximum height difference of 500mm in a zone other than the Rural Residential and Rural Zones; and (b) on a slope with a gradient less than 15%;		
	Clearing of vegetation		
Operational work associated with minor electricity infrastructure, except where in the Muirs Road Precinct			
Any other operational work not listed in this table.			
Accepted development subject to requirements			
All zones	Development	Requirements	
	Third party sign	Third Party Sign Code – Table 6.3.8	

Table 4.4.1 Operational work

Rural Residential and Rural Zones	Category 1 earthworks on a slope with a gradient less than 15% except where in the Muirs Road Precinct	Development Design Code – Table 6.3.1
Assessable development		
Code assessment		
Zone	Level of assessment	Assessment benchmarks
All zones	Earthworks not listed elsewhere in this table	The table for assessable development in the relevant zone code Development Design Code – Table 6.3.2
	Road construction	Development Design Code – Table 6.3.2
	Car parking if for 5 or more parking spaces	Development Design Code – Table 6.3.2
	Water and sewer construction	Development Design Code – Table 6.3.2
	Stormwater drainage	Development Design Code – Table 6.3.2
	Footpaths and cycleways	Development Design Code – Table 6.3.2
	Parks if for a new park	Development Design Code – Table 6.3.2
	Landscaping if located on public land	Development Design Code – Table 6.3.2

4.5 Categories of Assessment – Building Work

The following table identifies the categories of assessment for building work. This table should be read in conjunction with Table 4.1.4.

Table 4.5.1 Building work

Accepted development		
Any other building work not listed in this table.		
Accepted development subject to requirements		
All zones	Development	Assessment benchmarks
	Minor building work on a local heritage place	The table for assessable development in the relevant zone code Local Heritage Place Code – Table 6.3.10
Assessable development		
Code assessment		
Zone	Level of assessment	Assessment benchmarks
Rural Zone	If in the Muirs Road Precinct and not associated with a material change of use	Rural Zone Code – Table 5.10.3
All zones	Minor building work on a local heritage place that is not accepted development	The table for assessable development in the relevant zone code Local Heritage Place Code – Table 6.3.11
	Building work for alteration, extension, partial demolition or erecting a new building on a local heritage place	The table for assessable development in the relevant zone code Local Heritage Place Code – Table 6.3.11

Table 4.5.1 Building work

	Building work, other than minor building work, adjoining a local heritage place	The table for assessable development in the relevant zone code Local Heritage Place Code – Table 6.3.11
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PUBLIC CONSULTATION VERSION

Part 5 Zones

5.1 Preliminary

- (1) Zones organise the Planning Scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 1.
- (3) The categories of assessment for development in a zone are in the categories of assessment tables for each zone.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code
 - (b) the overall outcomes that achieve the purpose of the code
- (8) The following are the zone codes for the Planning Scheme:
 - (a) General Residential Zone
 - (i) Multiple Dwelling Precinct
 - (b) Centre Zone
 - (c) Recreation and Open Space Zone
 - (d) Environmental Management and Conservation Zone
 - (e) Industry Zone
 - (f) Special Industry Zone
 - (g) Community Facilities Zone
 - (i) Precinct 1 – Education;
 - (ii) Precinct 2 – Electricity, Transport and Telecommunications;
 - (iii) Precinct 3 – Government;
 - (iv) Precinct 4 – Hospital;
 - (v) Precinct 5 – Public Facilities;
 - (vi) Precinct 6 – Utilities;
 - (h) Mixed Use Zone
 - (i) Highway Precinct
 - (ii) Transition Precinct
 - (i) Rural Zone
 - (i) Muirs Road Precinct
 - (j) Rural Residential Zone
 - (k) Township Zone

5.2 General Residential Zone

5.2.1 Categories of Assessment – Material Change of Use

The following table identifies the categories of assessment for development in the General Residential Zone for making a material change of use.

Table 5.2.1 General Residential Zone
Accepted development
<p>Dwelling house If not:</p> <ul style="list-style-type: none"> ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; or ▪ identified on the Historic Subdivisions Overlay Map OM-06; or ▪ involving a secondary dwelling <p>Note: This includes the parking of heavy vehicles which are necessary in the employment of residents, except where in the Multiple Dwelling Precinct. Editor's Note: For minor building work, refer to Table 4.1.4</p>
<p>Utility installation If for a service for supplying water, hydraulic power or gas</p>

Table 5.2.1 General Residential Zone	
Accepted development subject to requirements	
Use	Requirements
Caretaker's accommodation	General Residential Zone Code – Table 5.2.2 Development Design Code – Table 6.3.1
Dual occupancy If not: <ul style="list-style-type: none"> ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; or ▪ identified on the Historic Subdivisions Overlay Map OM-06; or and if: <ul style="list-style-type: none"> ▪ In the Multiple Dwelling Precinct; or ▪ On a site greater than 800m² 	General Residential Zone Code – Table 5.2.2 Development Design Code – Table 6.3.1
Dwelling house If: <ul style="list-style-type: none"> ▪ involving a secondary dwelling and not identified on the Historic Subdivisions Overlay Map OM-06; and ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; <p>Note: This includes the parking of heavy vehicles which are necessary in the employment of residents, except where in the Multiple Dwelling Precinct. Editor's Note: For minor building work, refer to Table 4.1.4</p>	General Residential Zone Code – Table 5.2.2 Development Design Code – Table 6.3.1
Home-based business	General Residential Zone Code – Table 5.2.2 Development Design Code – Table 6.3.1
Assessable development	
Use	Assessment benchmarks
Code assessment	
Child care centre	General Residential Zone Code – Table 5.3.2 Child Care Centre Code – Table 6.2.2 Development Design Code – Table 6.3.2
Dual occupancy If not accepted development and not identified on the Historic Subdivisions Overlay Map OM-06	General Residential Zone Code – Table 5.3.2 Development Design Code – Table 6.3.2
Dwelling house If not Accepted development	General Residential Zone Code – Table 5.3.2 Development Design Code – Table 6.3.2
Multiple dwelling If: <ul style="list-style-type: none"> ▪ In the Multiple Dwelling Precinct; and ▪ On a site in excess of 800m² 	General Residential Zone Code – Table 5.3.2 Development Design Code – Table 6.3.2
Residential care facility If not identified on the Historic Subdivisions Overlay Map OM-06	General Residential Zone Code – Table 5.3.2 Development Design Code – Table 6.3.2
Retirement facility If not identified on the Historic Subdivisions Overlay Map OM-06	General Residential Zone Code – Table 5.3.2 Development Design Code – Table 6.3.2

Table 5.2.1 General Residential Zone	
Rooming accommodation If: <ul style="list-style-type: none"> ▪ In the Multiple Dwelling Precinct; and ▪ On a site in excess of 800m² 	General Residential Zone Code – Table 5.3.2 Development Design Code – Table 6.3.2
Impact assessment	
Any defined use not listed in this table. Any undefined use.	The Planning Scheme

Editor's note – The above categories of assessment apply unless otherwise prescribed in the Act or the regulation.

5.2.2 General Residential Zone Code

5.2.2.1 Application

- (1) This code applies to development where the code is identified as applicable in the Categories of Assessment Table. When using this code, reference should be made to Section 1.5.2 and, where applicable, Section 1.6.1.

5.2.2.2 Purpose

- (1) The purpose of the General Residential Zone Code is to provide for:
 - (a) residential uses; and
 - (b) community uses and small-scale services, facilities and infrastructure to support local residents;
- (2) The purpose of the Code will be achieved through the following overall outcomes:
 - (a) residential development comprises detached houses, dual occupancies, residential care and retirement facilities on a range of suitably-sized allotments, maintaining a high level of residential amenity having regard to traffic, noise, lighting, dust, odour and other locally specific impacts;
 - (b) new development provides for an efficient land use pattern that integrates with surrounding neighbourhoods, existing infrastructure provision and transport networks, resulting in safe, walkable neighbourhoods;
 - (c) development maintains the prevailing streetscape character;
 - (d) development responds to site constraints and does not expose people or property to risk of natural or man-made hazards;
 - (e) the operational integrity of existing infrastructure is maintained and new development is serviced with urban infrastructure to a standard reasonable expected in the circumstances;
 - (f) access to community facilities, open space and recreational area is provided to support the needs of the local community;
 - (g) non-residential uses are small-scale and directly support the day-to-day needs of the immediate residential community while maintaining the character and residential amenity of the area and the viability of nearby centres;
 - (h) existing non-residential uses in adjoining zones are protected from the reverse amenity impacts of sensitive land uses that could compromise their operational capacity;
 - (i) more intensive forms of residential development such as hotels, relocatable home parks, short-term accommodation, tourist parks and workforce accommodation conflict with the purpose of the General Residential Zone;
 - (j) and where affected by an overlay for:
 - (i) biodiversity:
 - (A) development retains the biodiversity and ecological connectivity functions of natural features such as waterways, wetlands and bushland;
 - (B) areas of significant ecological and environmental value are protected from the intrusive impacts of adjacent development;
 - (ii) bushfire or flood risk:
 - (A) the use and works support and do not unduly burden disaster management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;

- (B) development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;
- (C) development that intensifies occupancy of a site in Theodore responds to the elevated flood risk hazard by ensuring that emergency management plans allow appropriate responses to emergency measures having consideration to the numbers and capabilities of existing and future users of the development;
- (D) works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;
- (E) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
- (F) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
- (iii) historic subdivisions:
 - (A) land included in the Historic Subdivisions Overlay remains undeveloped for non-rural purposes where it is unable to access a reasonable level of service without direct intervention from Council;
- (iv) infrastructure:
 - (A) the viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing infrastructure;
 - (B) an appropriate level of amenity is maintained for development in the vicinity of identified infrastructure;
 - (C) the interaction between transport infrastructure and sensitive land uses is managed to maintain the efficiency of the transport network and to protect community health and amenity;
- (v) water resources:
 - (A) water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;
 - (B) development does not adversely impact on the recharge capacity of the groundwater management areas;
- (k) in the Multiple Dwelling Precinct, development:
 - (i) results in a range of dwelling types, including community residences, multiple dwellings and rooming accommodation on sites with suitable area to accommodate the use and manage the impacts of the development;
 - (ii) is designed and operated in a fashion consistent with the built form, density, character and amenity of the surrounding area;

5.2.2.3 Requirements for accepted development or assessment benchmarks

Table 5.2.2 For accepted development

Acceptable Outcomes
Built Form
AO1.1 Maximum building height is 8.5m above ground level. and AO1.2 Buildings are set back at least: <ul style="list-style-type: none"> (a) 6m from the primary street frontage; (b) 3m from the secondary street frontage; (c) 3m or half the building height from a side boundary; (d) 6m from the rear boundary; and AO1.3 Site cover does not exceed 50%.
Design
AO2.1 Building entrances are clearly visible from the street. and AO2.2 Garages are at or behind the ground level building setback. and

Table 5.2.2 For accepted development

Acceptable Outcomes
<p>AO2.3 Front fences are less than 1.2m high or are 75% transparent. and</p> <p>AO2.4 Landscaping is limited to species with a maximum mature height of 600mm and/or species with clear trunks to 1.8m in mature height. and</p> <p>AO2.5 Buildings include eaves with a minimum depth of 400mm. and</p> <p>AO2.6 Public entrances to buildings have an awning with minimum dimensions of 800mm.</p>
Site suitability
<p>AO3.1 Development for sensitive land uses does not occur on sites listed on the Contaminated Land Register or Environmental Management Register.</p>
Secondary dwelling
<p>AO4.1 The minimum site area is 600m². and</p> <p>AO4.2 The secondary dwelling has a maximum floor area of 60m². and</p> <p>AO4.3 The maximum separation between the secondary dwelling and the existing dwelling is 10m. and</p> <p>AO4.4 The design of the secondary dwelling uses materials and features that match the existing dwelling. and</p> <p>AO4.5 The secondary dwelling uses the same property access as the principal dwelling.</p>
Caretaker's accommodation
<p>AO5.1 Only one caretaker's accommodation locates on each site. and</p> <p>AO5.2 The gross floor area of the caretaker's accommodation does not exceed 150m². and</p> <p>AO5.3 A caretaker's accommodation is not located at the front of the primary major use on the site. and</p> <p>AO5.4 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m. and</p> <p>AO5.5 A separate entry from the non-residential use entry is provided for the caretaker's accommodation for the exclusive use of the residents. and</p> <p>AO5.6 A caretaker's accommodation is provided with a private landscaped recreation area of at least 35m² which is directly accessible from a habitable room. and</p> <p>AO5.7 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>
Dual occupancy
<p>AO6.1 Each dwelling has a minimum gross floor area of 60m² exclusive of vehicle accommodation. and</p> <p>AO6.2 An outdoor living space for the exclusive use of each residence is provided which:</p> <ul style="list-style-type: none"> (a) has a minimum area of 40m²; and (b) has a minimum dimension of 4m; and (c) is directly accessible from internal living areas; and (d) is orientated within 20 degrees of north where practical; and (e) includes a minimum area of 2m² for outdoor clothes drying;
Home-based business
<p>AO7.1 Only one non-resident employee is on the premises at any one time. and</p> <p>AO7.2 The maximum gross floor area used is 50m². and</p>

Table 5.2.2 For accepted development

Acceptable Outcomes
<p>A07.3 There is no:</p> <ul style="list-style-type: none"> (a) sale of any goods from the premises other than those manufactured or serviced on the site; (b) hiring out of materials, goods, appliances or vehicles; (c) display of goods visible from outside the dwelling; (d) re-fuelling of vehicles; or (e) storage of chemicals, gases or other hazardous materials; <p>and</p> <p>A07.4 Signs displayed on the premises do not exceed 1.0m² in area.</p> <p>and</p> <p>A07.5 The use does not rely on delivery vehicles larger than a 2.5t rigid vehicle.</p> <p>and</p> <p>A07.6 The use operates between 8.00am and 6.00pm Monday to Saturday.</p> <p>and</p> <p>A07.7 The use operates for a maximum of 25 hours in any week.</p> <p>and</p> <p>A07.8 A maximum of one parking space is provided in addition to the requirements of the principal dwelling.</p>
For development affected by one or more overlays
Biodiversity
<p>A08.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204;</p> <p>or</p> <p>A08.2 For areas identified as Regulated Vegetation Category R and where an assessment confirms the presence of a defined drainage feature, watercourse or native vegetation, development is excluded from the mapped area.</p> <p>or</p> <p>A08.3 Where a PMAV is approved by an administering authority following the commencement of this planning scheme, development may occur in mapped Regulated Vegetation Areas on Overlay Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists.</p> <p>or</p> <p>A08.4 Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented.</p> <p>and</p> <p>A08.5 Development is setback from land identified as Wildlife Habitat, Watercourses or Wetlands on Overlay Maps OM-0201 - OM-0204 a minimum of:</p> <ul style="list-style-type: none"> (a) 20 metres if in an urban or rural residential area; (b) 50 metres in other areas. <p>and</p> <p>A08.6 Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-0201 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation;</p>
Bushfire Risk
<p>A09.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;</p> <p>or</p> <p>A09.2 A written assessment by an experienced or qualified bushfire management consultant confirms that the site is not a Bushfire Prone Area as mapped on Overlay Maps OM-0301 - OM-0304;</p> <p>or</p> <p>A09.3 Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301 - OM-0304 as Medium Potential Bushfire Intensity Areas or Potential Impact Buffer Area complies with an approved Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) lot design and the siting of buildings and uses such that: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; (ii) efficient emergency access is optimised; (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation;

Table 5.2.2 For accepted development

Acceptable Outcomes
<p>(b) firebreaks that provide adequate:</p> <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; (ii) access for fire-fighting or other emergency vehicles; <p>(c) provision for water supply dedicated to fire-fighting purposes;</p> <p>(d) the required extent of vegetation clearing and landscaping and where required modified development design and/or lot layout to minimise clearing of regulated vegetation and impacts on matters of environmental significance;</p> <p>(e) landscaping species that are less likely to exacerbate a bushfire event;</p> <p>and</p> <p>AO9.4 No hazardous materials, manufactured or stored in bulk, are on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p> <p>and</p> <p>AO9.5 New dwellings on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area are:</p> <ul style="list-style-type: none"> (a) located centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient (b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m; <p>and</p> <p>AO9.6 Where a reticulated water supply is not available, water supply tanks are provided for fire-fighting purposes within the development. The water tanks must:</p> <ul style="list-style-type: none"> (a) have 25,000 litres dedicated for fire-fighting purposes; (b) have a minimum pressure and flow of 10 litres a second at 200 kPa; (c) be of concrete construction; (d) have an outlet pipe of 50mm in diameter, fitted with a 50mm male camlock (standard rural fire brigade fitting) and an isolating valve; <p>and</p> <p>AO9.7 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.</p> <p>and</p> <p>AO9.8 A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet.</p> <p>and</p> <p>AO9.9 Development includes road access for fire-fighting appliances that has:</p> <ul style="list-style-type: none"> (a) a minimum cleared width of 6m and a minimum formed width of 4m; (b) a minimum of 4.8m vertical clearance; (c) a cross-fall of no greater than 10 degrees; (d) a maximum gradient of 12.5%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance; (e) provides areas for vehicles to pass or turn at intervals of not more than 200m; <p>and</p> <p>AO9.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.</p>
Flood Risk
<p>AO10.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p> <p>or</p> <p>AO10.2 Development is sited above the defined flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment, services infrastructure (including electricity, gas, water supply, sewerage and telecommunications) and storage areas for potential contaminants - 300mm; (d) All other development - 0mm.

Table 5.2.2 For accepted development

Acceptable Outcomes
<p>or</p> <p>AO10.3 Building work below the nominated flood level allows for the flow through of flood water at ground level by:</p> <ul style="list-style-type: none"> (a) leaving the structure below flood level unenclosed; or (b) aligning any enclosure below flood level with the direction of water flow; or (c) ensuring any enclosure below flood level and not aligning with the direction of water flow have openings that are at least 50% of the enclosed area with a minimum opening of 75mm; <p>and</p> <p>AO10.4 In Theodore, development other than for a dwelling house is subject to a fit-for-purpose Flood Risk Assessment prepared by a suitably qualified person in accordance with the Flood Planning Scheme Policy.</p> <p>and</p> <p>AO10.5 Buildings in an area with a Flood Hazard Vulnerability Class of H5 or H6 as identified on Overlay Map OM-0402 are constructed in accordance with a structural engineer's recommendations that have considered the potential impacts from flood waters and debris on structural integrity.</p> <p>and</p> <p>AO10.6 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.</p> <p>and</p> <p>AO10.7 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times. <p>and</p> <p>AO10.8 There is no manufacture or storage of hazardous materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of the defined flood event, or the highest known flood event.</p> <p>and</p> <p>AO10.9 Works in urban areas do not involve:</p> <ul style="list-style-type: none"> (a) any physical alteration to a watercourse or floodway including vegetation clearing; (b) a net increase in filling; <p>and</p> <p>AO10.10 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p>
Historic Subdivisions
<p>AO11.1 The site is:</p> <ul style="list-style-type: none"> (a) connected to a reticulated town water supply; or (b) provided with a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres; <p>and</p> <p>AO11.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i>;</p> <p>and</p> <p>AO11.3 The site is within 5km distance by constructed road of a school if not on a current school bus route.</p> <p>and</p> <p>AO11.4 The site has direct access to a surveyed road constructed in accordance with the CMDG.</p> <p>and</p> <p>AO11.5 Stormwater is discharged to:</p> <ul style="list-style-type: none"> (a) a lawful point of discharge; or (b) downstream properties, subject to the written consent of the affected landowners; or (c) a natural drainage system;

Table 5.2.2 For accepted development

Acceptable Outcomes
<p>and</p> <p>AO11.6 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p> <p>Note: This does not apply to outbuildings and extensions to an existing house.</p>
<p style="text-align: center;">Infrastructure</p>
<p>Water treatment, wastewater treatment and waste disposal facilities</p> <p>AO12.1 Development does not result in an increase in the number of people on a site for a sensitive land use in the separation area associated with the solid waste management, sewerage and water treatment facilities as identified on Infrastructure Overlay Maps OM-07A01 - OM07A05.</p> <p>and</p> <p>Roads and railway</p> <p>AO12.2 Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM07A05 incorporates a landscaped buffer along the frontage of the site:</p> <ul style="list-style-type: none"> (a) a minimum width of two metres to a State-controlled road or one metre to any other identified road; (b) incorporating species with a minimum mature height of three metres; <p>and</p> <p>AO12.3 Sensitive land uses are:</p> <ul style="list-style-type: none"> (a) designed with outdoor living areas that are shielded from the emission source associated with the road; (b) designed with emission-sensitive rooms furthest from the road corridor; (c) constructed of materials that achieve the weighted sound reduction value; <p>Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.</p> <p>and</p> <p>Electricity</p> <p>For sites 5 hectares or larger</p> <p>AO12.4 Sensitive land uses maintain the following separation distances from the following electricity infrastructure:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts; (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 m for transmission lines exceeding 275 kilovolts; (d) 50 m for high voltage substations; <p>and</p> <p>AO12.5 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including species that will grow to a minimum height of 10m.</p>
<p style="text-align: center;">Water Resources</p>
<p>AO13.1 The following activities do not establish within the Callide and Kroombit Dam Water Resource Catchment Areas or within the weir buffers shown on Overlay Map OM-08:</p> <ul style="list-style-type: none"> (a) intensive horticulture; (b) intensive animal industry; <p>and</p> <p>AO13.2 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.</p> <p>or</p> <p>AO13.3 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.</p> <p>and</p> <p>AO13.4 Development does not involve:</p> <ul style="list-style-type: none"> (a) any increase in impervious area; and (b) there is no discharge of potential water contaminants;

Table 5.2.3 For assessable development

Performance Outcomes	
General	
Built Form	
PO1	The density, built form and appearance of development creates a low density residential character in the General Residential Zone, with a higher density residential character created in the Multiple Dwelling Precinct.
Design	
PO2	The site layout and design establishes: <ul style="list-style-type: none"> (a) safe access for pedestrians to the site; (b) safe, secure and attractive streetscapes; and
PO3	A secondary dwelling protects existing streetscape character, integrates with and is subordinate to the existing dwelling.
and	
PO4	Buildings provide protection from the effects of nature and permit casual surveillance of the street through the provision of windows or balconies oriented towards the street.
Privacy and amenity	
PO5	Development protects the privacy of adjoining dwellings by: <ul style="list-style-type: none"> (a) providing screen fencing to the side and rear boundaries; and (b) ensuring windows located above ground level and overlooking an adjoining residence: <ul style="list-style-type: none"> (i) are fitted with fixed external privacy screens; or (ii) incorporate translucent or opaque (i.e. non-transparent) glazing; or, (iii) have sill heights that prevent direct viewing into adjoining properties; and
PO6	Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) is acoustically screened and are fully screened from view at the property boundary.
and	
PO7	Light spill from the premises does not create a nuisance outside the site.
and	
PO8	The air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> are maintained for the ongoing operation of the use.
and	
PO9	The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.
Site suitability	
PO10	Cut and fill is minimised to accommodate natural landforms.
and	
PO11	For building sites steeper than 10%, split-level building construction is used to achieve level changes.
and	
PO12	Sites on the Contaminated Land Register or Environmental Management Register are remediated prior to plan sealing, issuing of operational works or building works permits or commencement of use for a sensitive land use.
and	
PO13	The continuation of existing lawful uses on land in adjoining zones is protected by maintaining a vegetative buffer or similar screening on the residential land between the residential development and adjacent existing non-residential use.
Servicing	
PO14	Development is connected to reticulated water supply and sewerage.
and	
PO15	Residential developments up to 10 residential units or commercial developments with a maximum gross floor area of 150m ² allow for individual waste bins for each unit for kerbside collection.
or	
PO16	For residential developments with 6 or more residential units or commercial developments greater than 150m ² in gross floor areas, refuse storage areas are provided on-site for communal industrial-sized waste bins.

Table 5.2.3 For assessable development

Performance Outcomes	
Specific uses	
Caretaker's accommodation	
PO17	Caretaker's accommodation is subsidiary to the non-residential use on the same site. and
PO18	Caretaker's accommodation provides the amenity, privacy and comfort associated with long-term habitation.
Dual occupancy	
PO19	A dual occupancy is of a size that meets the essential accommodation needs of the residents. and
PO20	Sufficient space is provided for on-site car parking to provide 1 covered car parking space for the residents and an additional car parking space for visitors with independent driveway access to its respective street frontage. and
PO21	Each dwelling has its own exclusive outdoor living space available for private recreational and housekeeping needs.
Home-based business	
PO22	The use protects existing streetscape character, integrates with and is subordinate to the existing dwelling. and
PO23	The amenity of the local residential area is protected. and
PO24	The home-based business supports the economic viability of existing lawful commercial and industrial uses in the Centre, Industry, Mixed Use and Township zones.
Community residence, multiple dwelling, residential care facility, retirement facility or rooming accommodation	
PO25	Multiple dwellings and rooming accommodation are located in the Multiple Dwelling Precinct. or
PO26	Community residences, retirement facilities and residential care facilities are located close to health or community services. and
PO27	Higher density residential development is located on sites of sufficient size to protect the amenity of adjoining premises and provide sufficient area for on-site car parking and manoeuvring, landscaping, open space and infrastructure. and
PO28	Higher density residential development is not located on rear allotments. and
PO29	For any dwelling located at the rear of the site where vehicle access is proposed from a rear laneway, pedestrian and servicing access to the primary road frontage is maintained.
PO30	Private and communal open space protects the amenity of occupants and provides functional landscaped areas for outdoor living and recreation.
For community residences and multiple dwellings	
PO31	Individual units are provided with an exclusive private open space area that includes area for clothes drying oriented to the north, is directly accessible from internal living areas and is screened or fenced for privacy. and
PO32	Communal open space is exclusive of access, vehicle parking areas and clothes drying areas. or
For all other higher density development	
PO33	Communal open space areas (both indoor and outdoor) are consolidated so that the majority of spaces are in a single location and accessible to all residents and users of the site.
Non-residential uses	
PO34	Non-residential uses are commercial or retail in nature and service the convenience needs of the immediate residential neighbourhood only. and
PO35	Non-residential uses do not result in the deterioration of the residential amenity experienced in the Zone.

Table 5.2.3 For assessable development

Performance Outcomes	
For development affected by one or more overlays	
Biodiversity	
PO36	Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.
	and
PO37	Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.
	and
PO38	Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.
Bushfire Risk	
PO39	Development avoids any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration: <ul style="list-style-type: none"> (a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ecological values of the site; (f) ongoing maintenance; and (g) on-site and off-site fire hazard implications;
	and
PO40	Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events.
	and
PO41	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.
	and
PO42	Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings.
	and
PO43	Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.
For reconfiguring a lot by subdivision only	
PO44	Subdivision design incorporates a perimeter road that: <ul style="list-style-type: none"> (a) is located between the boundary of the proposed lots and the bushfire hazard area; (b) has a minimum cleared width of 20m and a constructed minimum road width of 6m; (c) has a maximum gradient of 12.5%; (d) is constructed to an all-weather standard and ensures any culverts and bridges have a minimum load bearing of 15 tonnes;
PO45	Fire trails are provided to: <ul style="list-style-type: none"> (a) mitigate against bushfire hazard; (b) enable access for fire fighters, residents and equipment; and (c) allow access for hazard reduction management programs;
	and
PO46	Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.
Flood Risk	
Generally	
PO47	Development is designed and sited to ensure structures are adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with the defined flood event.
	and
PO48	Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties.

Table 5.2.3 For assessable development

Performance Outcomes	
and	PO49 Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.
and	PO50 Essential community infrastructure in any area mapped on Overlay Maps OM-0401 - OM-0404 as Flood Hazard Area is able to function effectively during and immediately after flood.
and	For development other than for a dwelling house or dual occupancy in Theodore
	PO51 All development in the town of Theodore is subject to a fit-for-purpose Flood Risk Assessment prepared by a suitably qualified person in accordance with the Flood Planning Scheme Policy.
and	PO52 Development inside the 5%AEP or H4 and higher Flood Hazard Vulnerability Classes is located, designed and operated in accordance with the recommendations of the Flood Risk Assessment required by PO51.
and	PO53 Land use is compatible with the flood hazard for Theodore and does not include uses that have high concentrations of people or are difficult to evacuate such as child care centre, health care service, hospital, veterinary service (if involving animal keeping) or commercial accommodation activity.
and	PO54 Building materials and surface treatments used below the defined flood event are resistant to water damage and do not include wall cavities that may be susceptible to the intrusion of flood water and sediment.
and	PO55 Electrical switchboards, data servers and the like are located 300mm above the defined flood event or are designed and constructed to withstand submergence in flood water.
and	PO56 Plumbing fixtures connected to the reticulated sewerage network are designed to be 300mm above the defined flood event or are fitted with reflux valves to prevent the intrusion of flood water into the sewerage network.
and	For development other than for a dwelling house or dual occupancy in other locations
	PO57 Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.
and	PO58 Services infrastructure is designed and constructed to prevent risk of electrocution or intrusion of flood water into reticulated networks.
and	PO59 Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.
and	For reconfiguring a lot only
	PO60 The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.
Historic Subdivisions	
PO61	A site identified on the Historic Subdivisions Overlay Map OM-06 is not developed for a non-rural use where: <ul style="list-style-type: none"> (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm;
Note: This does not apply to outbuildings and extensions to an existing house.	
Infrastructure	
Water treatment, wastewater treatment and waste disposal facilities	
PO62	Separation distances are established between solid waste management facilities, water or sewerage treatment plants and incompatible land uses that protects the ongoing operation of the facility and the amenity for occupants or users of nearby premises.

Table 5.2.3 For assessable development

Performance Outcomes	
and	
Roads and railway	
PO63	Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.
and	
PO64	Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM07A05 achieve a level of amenity consistent with the intended use.
and	
Electricity	
PO65	Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.
and	
PO66	Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.
Water Resources	
PO67	Development within the Callide and Kroombit Dam Water Resource Catchment Areas or the weir buffers shown on Overlay Map OM-08 protects the quality and availability of raw water for consumption, as determined by a suitably qualified water quality expert.
and	
PO68	Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.
and	
PO69	Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.

5.3 Centre Zone

5.3.1 Categories of Assessment – Material Change of Use

The following table identifies the categories of assessment for development in the Centre Zone for making a material change of use.

Table 5.3.1 Centre Zone	
Accepted development	
Emergency services	
Substation	
If not:	
<ul style="list-style-type: none"> ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; 	
Utility installation	
If not a waste management service or sewage treatment	
Accepted development subject to requirements	
Use	Requirements
Except if in Theodore	
Club	Centre Zone Code – Table 5.3.2
If in an existing commercial building or involving only minor building work	

Table 5.3.1 Centre Zone	
Community care centre If in an existing commercial building or involving only minor building work	Centre Zone Code – Table 5.3.2
Food and drink outlet If in an existing commercial building or involving only minor building work	Centre Zone Code – Table 5.3.2
Function facility If in an existing commercial building or involving only minor building work	Centre Zone Code – Table 5.3.2
Funeral parlour If in an existing commercial building or involving only minor building work	Centre Zone Code – Table 5.3.2
Health care service If in an existing commercial building or involving only minor building work	Centre Zone Code – Table 5.3.2
Indoor sport and recreation If in an existing commercial building or involving only minor building work	Centre Zone Code – Table 5.3.2
Market	Centre Zone Code – Table 5.3.2 Development Design Code – Table 6.3.1
Office If in an existing commercial building or involving only minor building work	Centre Zone Code – Table 5.3.2
Service Industry If in an existing commercial building or involving only minor building work	Centre Zone Code – Table 5.3.2
Shop If in an existing commercial building or involving only minor building work	Centre Zone Code – Table 5.3.2
Substation If not accepted development	Centre Zone Code – Table 5.3.2 Development Design Code – Table 6.3.1
Theatre If in an existing commercial building or involving only minor building work	Centre Zone Code – Table 5.3.2
Veterinary services If in an existing commercial building or involving only minor building work	Centre Zone Code – Table 5.3.2
Assessable development	
Use	Assessment benchmarks
Code assessment	
Caretaker's accommodation	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Car wash	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Child care centre	Centre Zone Code – Table 5.3.3 Child Care Centre Code – Table 6.2.2 Development Design Code – Table 6.3.2
Club If not accepted development	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Community care centre If not accepted development	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Dwelling unit	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Food and drink outlet If not accepted development	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2

Table 5.3.1 Centre Zone	
Function facility If not accepted development	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Funeral parlour If not accepted development	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Hardware and trade supplies	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Health care service If not accepted development	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Hotel	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Indoor sport and recreation If not accepted development	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Office If not accepted development	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Parking station	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Service Industry If not accepted development	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Service station	Centre Zone Code – Table 5.3.3 Service Station Code – Table 6.2.3 Development Design Code – Table 6.3.2
Shop If not accepted development	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Shopping centre	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Short-term accommodation	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Theatre If not accepted development	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Veterinary services If not accepted development	Centre Zone Code – Table 5.3.3 Development Design Code – Table 6.3.2
Impact assessment	
Any defined use not listed in this table. Any undefined use.	The Planning Scheme

Editor's note – The above categories of assessment apply unless otherwise prescribed in the Act or the regulation.

5.3.2 Centre Zone Code

5.3.2.1 Application

- (1) This code applies to development where the code is identified as applicable in the Categories of Assessment Table. When using this code, reference should be made to Section 1.5.2 and, where applicable, Section 1.6.1.

5.3.2.2 Purpose

- (1) The purpose of the Centre Zone is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
- (2) The purpose of the Code will be achieved through the following overall outcomes:
- development complements and reinforces the hierarchy of centres in the Banana Shire and reinforces the role and function of individual town centres, main streets and business areas;
 - the Centre Zone accommodates a range of activities appropriate for the role and function of each centre:
 - the widest range and highest order retail, commercial, and professional services are accommodated in Biloela as the Shire's principal centre;

- (ii) Moura, Taroom and Theodore are local level centres servicing the daily needs of residents in each locality and surrounding rural areas;
- (c) development preserves the prevailing character in the streetscape and contributes to functional, attractive, viable and vibrant centres;
- (d) development contributes to high levels of activity throughout the day and night with active street frontages designed to produce a safe, convenient, attractive and pedestrian friendly environment;
- (e) development is reflective of and responsive to the physical characteristics of the site;
- (f) entertainment, recreational, community and cultural activities establish in centres to contribute to the diversity of uses and levels of activity in the Centre Zone;
- (g) tourism uses including short term accommodation are compatible uses in town centres, contributing to high levels of pedestrian and economic activity in town centres;
- (h) above ground level residential development and service industries locate in the Centre Zone only if they avoid adverse impacts on nearby premises and integrate with the centre;
- (i) development is serviced with appropriate urban infrastructure and maintains the integrity, safety and efficiency of infrastructure servicing the local area;
- (j) and where affected by an overlay for:
 - (i) biodiversity:
 - (A) areas of significant ecological and environmental value are protected from the intrusive impacts of adjacent development;
 - (ii) bushfire or flood risk:
 - (A) the use and works support and do not unduly burden disaster management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;
 - (B) development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;
 - (C) development that intensifies occupancy of a site in Theodore responds to the elevated flood risk hazard by ensuring that emergency management plans allow appropriate responses to emergency measures having consideration to the numbers and capabilities of existing and future users of the development;
 - (D) works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;
 - (E) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
 - (F) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
 - (iii) heritage:
 - (A) the cultural heritage values, the context and setting of a heritage place are conserved and (where feasible) enhanced;
 - (B) development on a heritage place facilitates the appropriate use (including adaptive reuse) of the place;
 - (C) demolition of identified buildings and structures only occurs where there is no prudent and feasible alternative to the demolition or removal;
 - (D) development adjoining a heritage place is sympathetic to the cultural heritage significance of that place and does not have an adverse impact in terms of visibility, public accessibility or physical change;
 - (iv) infrastructure:
 - (A) the viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing infrastructure;
 - (B) an appropriate level of amenity is maintained for development in the vicinity of identified infrastructure;
 - (C) the interaction between transport infrastructure and sensitive land uses is managed to maintain the efficiency of the transport network and to protect community health and amenity;

- (v) water resources:
 - (A) water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;
 - (B) development does not adversely impact on the recharge capacity of the groundwater management areas;

5.3.2.3 Requirements for accepted development or assessment benchmarks

Table 5.3.2 For accepted development

Acceptable Outcomes
Building reuse
AO1.1 There is no change to existing access arrangements, or reduction of existing on-site car parking spaces, vehicle manoeuvring capacity and service vehicle provision.
Streetscape and activity
AO2.1 The street level contains retail, dining or commercial activities at the building frontage. and AO2.2 Buildings incorporate windows and doors visible to the street and occupying a minimum 70% of the site frontage. and AO2.3 Car parking is provided at the rear of the building with vehicle access occupying no more than 4m of the site frontage. and AO2.4 A full width sealed footpath extends along the full frontage of the site.
Amenity
AO3.1 The vertical illumination resulting from direct or indirect light from the premises is eight lux or less when measured at ground level at any point 1.5m outside the site. and AO3.2 All mechanical plant and equipment fitted to service the development incorporates acoustic attenuation and is fully screened from view at the property boundary. and AO3.3 Development achieves the applicable requirements of: <ul style="list-style-type: none"> (a) the <i>Environmental Protection (Air) Policy 2019</i>; and (b) the <i>Environmental Protection (Noise) Policy 2019</i>; and AO3.4 Where a site has a common boundary with land in the General Residential Zone: <ul style="list-style-type: none"> (a) new building work is setback a minimum of 3m from each common side boundary and 6m from each common rear boundary; and (b) a 1.8m high solid acoustic screen fence is constructed along the full length of each common boundary; and (c) refuse storage areas locate a minimum 3m from a common boundary and are fully screened from view at the property boundary; and (d) the loading and unloading of service vehicles occurs only between the hours of: <ul style="list-style-type: none"> (i) 7:00am and 6:00pm, Monday to Friday; and (ii) 7:00am and 12:00pm on Saturdays; and (iii) loading or unloading does not occur on Sundays and public holidays; and AO3.5 Windows located above ground level and overlooking an adjoining residential use: <ul style="list-style-type: none"> (a) are fitted with fixed external privacy screens; or (b) incorporate non-transparent glazing; or, (c) have minimum sill heights of 1.5m;
Site suitability
AO4.1 Development for sensitive land uses does not occur on sites listed on the Contaminated Land Register or Environmental Management Register.
Servicing
AO5.1 Development is connected to reticulated water supply and sewerage. and AO5.2 Stormwater is discharged to a lawful point of discharge.

Table 5.3.2 For accepted development

Acceptable Outcomes
For development affected by one or more overlays
Biodiversity
<p>AO6.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204.</p> <p>or</p> <p>AO6.2 For areas identified as Regulated Vegetation Category R and where an assessment confirms the presence of a defined drainage feature, watercourse or native vegetation, development is excluded from the mapped area.</p> <p>or</p> <p>AO6.3 Where a PMAV is approved by an administering authority following the commencement of this planning scheme, development may occur in mapped Regulated Vegetation Areas on Overlay Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists.</p> <p>or</p> <p>AO6.4 Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented.</p> <p>and</p> <p>AO6.5 Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-0201 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation.</p>
Bushfire Risk
<p>AO7.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;</p> <p>or</p> <p>AO7.2 A written assessment by an experienced or qualified bushfire management consultant confirms that the site is not a Bushfire Prone Area as mapped on Overlay Maps OM-0301 - OM-0304;</p> <p>or</p> <p>AO7.3 Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301 - OM-0304 as Medium Potential Bushfire Intensity Areas or Potential Impact Buffer Area complies with an approved Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) lot design and the siting of buildings and uses such that: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; (ii) efficient emergency access is optimised; (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation; (b) firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; (ii) access for fire-fighting or other emergency vehicles; (c) provision for water supply dedicated to fire-fighting purposes; (d) the required extent of vegetation clearing and landscaping and where required modified development design and/or lot layout to minimise clearing of regulated vegetation and impacts on matters of environmental significance; (e) landscaping species that are less likely to exacerbate a bushfire event; <p>and</p> <p>AO7.4 No hazardous materials, manufactured or stored in bulk, are on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p> <p>and</p> <p>AO7.5 New dwellings on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area are:</p> <ul style="list-style-type: none"> (a) located centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient

Table 5.3.2 For accepted development

Acceptable Outcomes
<p>(b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m;</p> <p>and</p> <p>AO7.6 Where a reticulated water supply is not available, water supply tanks are provided for fire-fighting purposes within the development. The water tanks must:</p> <ul style="list-style-type: none"> (a) have 25,000 litres dedicated for fire-fighting purposes; (b) have a minimum pressure and flow of 10 litres a second at 200 kPa; (c) be of concrete construction; (d) have an outlet pipe of 50mm in diameter, fitted with a 50mm male camlock (standard rural fire brigade fitting) and an isolating valve; <p>and</p> <p>AO7.7 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.</p> <p>and</p> <p>AO7.8 A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet.</p> <p>and</p> <p>AO7.9 Development includes road access for fire-fighting appliances that has:</p> <ul style="list-style-type: none"> (a) a minimum cleared width of 6m and a minimum formed width of 4m; (b) a minimum of 4.8m vertical clearance; (c) a cross-fall of no greater than 10 degrees; (d) a maximum gradient of 12.5%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance; (e) provides areas for vehicles to pass or turn at intervals of not more than 200m; <p>and</p> <p>AO7.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.</p>
Flood Risk
<p>AO8.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p> <p>or</p> <p>AO8.2 Development is sited above the defined flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) habitable floor levels - 500mm; (b) non-habitable floor levels - 300mm; (c) on-site sewage treatment, services infrastructure (including electricity, gas, water supply, sewerage and telecommunications) and storage areas for potential contaminants - 300mm; (d) all other development - 0mm. <p>or</p> <p>AO8.3 Building work below the nominated flood level allows for the flow through of flood water at ground level by:</p> <ul style="list-style-type: none"> (a) leaving the structure below flood level unenclosed; or (b) aligning any enclosure below flood level with the direction of water flow; or (c) ensuring any enclosure below flood level and not aligning with the direction of water flow have openings that are at least 50% of the enclosed area with a minimum opening of 75mm; <p>and</p> <p>AO8.4 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.</p> <p>and</p> <p>AO8.5 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.

Table 5.3.2 For accepted development

Acceptable Outcomes
<p>and</p> <p>AO8.6 There is no manufacture or storage of hazardous materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of a defined flood event, or the highest known flood event.</p> <p>and</p> <p>AO8.7 Works in urban areas do not involve:</p> <ul style="list-style-type: none"> (a) any physical alteration to a watercourse or floodway including vegetation clearing; (b) a net increase in filling (including berms). <p>and</p> <p>AO8.8 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p>
<p style="text-align: center;">Heritage</p> <p>AO9.1 Works do not alter, remove or conceal significant features of the heritage place.</p> <p>and</p> <p>AO9.2 Where part of a building is intended to be demolished or adapted for an adjusted need (i.e. to provide disabled access) the works are limited to the immediate area of need, use materials matching similar aspects of the original building and the remaining parts of the building are retained.</p> <p>and</p> <p>AO9.3 Development is minor and necessary to maintain a significant use for the heritage place.</p>
<p style="text-align: center;">Infrastructure</p> <p>Roads and railway</p> <p>AO10.1 Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05 incorporates a landscaped buffer along the frontage of the site:</p> <ul style="list-style-type: none"> (a) a minimum width of two metres to a State-controlled road or one metre to any other identified road; (b) incorporating species with a minimum mature height of three metres; <p>and</p> <p>AO10.2 Sensitive land uses are:</p> <ul style="list-style-type: none"> (a) designed with outdoor living areas that are shielded from the emission source associated with the road; (b) designed with emission-sensitive rooms furthest from the road corridor; (c) constructed of materials that achieve the weighted sound reduction value; <p>Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.</p> <p>and</p> <p>Electricity</p> <p>For sites 5 hectares or larger</p> <p>AO10.3 Sensitive land uses maintain the following separation distances from the following electricity infrastructure:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts; (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 m for transmission lines exceeding 275 kilovolts; (d) 50 m for high voltage substations; <p>and</p> <p>AO10.4 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>
<p style="text-align: center;">Water Resources</p> <p>AO11.1 The following activities do not establish within the Callide and Kroombit Dam Water Resource Catchment Areas or within the weir buffers shown on Overlay Maps OM-07A01 - OM-07A05:</p> <ul style="list-style-type: none"> (a) intensive horticulture; (b) intensive animal industry; <p>and</p> <p>AO11.2 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.</p>

Table 5.3.2 For accepted development

Acceptable Outcomes
<p>or</p> <p>AO11.3 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.</p> <p>and</p> <p>AO11.4 Development does not involve:</p> <ul style="list-style-type: none"> (a) any increase in impervious area; and (b) there is no discharge of potential water contaminants;

Table 5.3.3 For assessable development

Performance Outcomes
General
Built Form
PO1 The density, built form and appearance of development creates a functional and visually interesting character in the Centre Zone.
Streetscape and activity
PO2 The design and use of buildings provides street activation, reduces the prominence of vehicle activity, and provides a safe and sheltered pedestrian environment.
Amenity
PO3 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) is acoustically screened and are fully screened from view at the property boundary.
and
PO4 Light spill from the premises does not create a nuisance outside the site.
and
PO5 The air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> are maintained for the ongoing operation of the use.
and
PO6 The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.
Where a site has a common boundary with land in the General Residential Zone
PO7 Amenity is maintained for residential uses by increased separation between residential and non-residential uses.
and
PO8 Development protects the privacy of adjoining dwellings by:
(a) providing screen fencing and landscaping to the common boundary; and
(b) ensuring windows located above ground level and overlooking an adjoining residence:
(i) are fitted with fixed external privacy screens; or
(ii) incorporate translucent or opaque (i.e. non-transparent) glazing; or,
(iii) have sill heights that prevent direct viewing into adjoining properties;
Site suitability
PO9 Sites on the Contaminated Land Register or Environmental Management Register are remediated prior to plan sealing, issuing of operational works or building works permits or commencement of use for a sensitive land use.
For development exceeding 500m² gross floor area
PO10 Development reinforces the hierarchy of centres and the economic viability of existing uses in the Centre Zone.
and
PO11 Landscaped areas with species selected to suit the streetscape are provided adjacent to all road frontages (excluding crossover and pedestrian access).
and
PO12 Landscaping along the frontage of the site and any pedestrian area is limited to species with a maximum mature height of 0.5m and/or species with clear trunks to 1.5m in mature height.
and
PO13 Existing native vegetation that already contribute to these requirements are retained where their removal is not required to site the use.

Table 5.3.3 For assessable development

Performance Outcomes
<p>Servicing</p> <p>PO14 Development is connected to reticulated water supply and sewerage. and</p> <p>PO15 Where involving an increase in gross floor area of more than 5,000m², development provides taxi loading areas close to the main entrance. and</p> <p>PO16 The loading and unloading of service vehicles is done without disturbing the amenity of the area outside commercial operating hours.</p>
<p>Residential uses</p> <p>PO17 Residential development retains the scale and efficient functioning of the Centre Zone by: (a) locating behind or above the non-residential uses at ground level; and (b) for caretaker's accommodation and dwelling units: (i) coordinated waste storage and collection with the non-residential uses of the site; (ii) providing pedestrian access and mail collection to the primary road frontage; and (iii) providing exclusive outdoor living space available for private recreational and housekeeping needs;</p>
<p>For development affected by one or more overlays</p>
<p>Biodiversity</p> <p>PO18 Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas. and</p> <p>PO19 Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.</p>
<p>Bushfire Risk</p> <p>PO20 Development avoids any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration: (a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ecological values of the site; (f) ongoing maintenance; and (g) on-site and off-site fire hazard implications; and</p> <p>PO21 Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events. and</p> <p>PO22 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk. and</p> <p>PO23 Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings. and</p> <p>PO24 Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects. and</p> <p>PO25 Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p>
<p>Flood Risk</p> <p>Generally</p> <p>PO26 Development is designed and sited to ensure structures are adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with the defined flood event. and</p>

Table 5.3.3 For assessable development

Performance Outcomes	
PO27	Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties.
and	
PO28	Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.
and	
PO29	Essential community infrastructure in any area mapped on Overlay Maps OM-0401 - OM-0404 as Flood Hazard Area is able to function effectively during and immediately after flood.
and	
For commercial development in Theodore only	
PO30	All development within the town of Theodore is subject to a fit-for-purpose Flood Risk Assessment prepared by a suitably qualified person in accordance with the Flood Planning Scheme Policy.
and	
PO31	Development is located: (a) south of Seventh Avenue; (b) outside of and can evacuate the site without passing through the 5%AEP area mapped on Overlay Map OM-0402; and (c) outside the areas identified on Overlay Map OM-0402 as Flood Hazard Vulnerability Class H4 or higher;
or	
PO32	Development north of Seventh Avenue or inside the 5%AEP or H4 and higher Flood Hazard Vulnerability Classes is located, designed and operated in accordance with the recommendations of the Flood Risk Assessment required by PO30.
and	
PO33	Land use is compatible with the flood hazard for Theodore and does not include uses that have high concentrations of people or are difficult to evacuate such as child care centre, health care service, hospital, veterinary service (if involving animal keeping) or commercial accommodation activity.
and	
PO34	The design and layout of the development provides for: (a) vehicle parking and other low-intensity, non-habitable activities at ground level; (b) work areas above parking areas to increase flood immunity; (c) expensive plant, equipment and stock in the part of the site with the greatest flood immunity;
and	
PO35	Building materials and surface treatments used below the defined flood event are resistant to water damage and do not include wall cavities that may be susceptible to the intrusion of water and sediment.
and	
PO36	Electrical switchboards, data servers and the like are located 300mm above the defined flood event or are designed and constructed to withstand submergence in flood water.
and	
PO37	Plumbing fixtures connected to the reticulated sewerage network are designed to be 300mm above the defined flood event or are fitted with reflux valves to prevent the intrusion of flood water into the sewerage network.
and	
For commercial development in other locations	
PO38	Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.
and	
PO39	Services infrastructure is designed and constructed to prevent risk of electrocution or intrusion of flood water into reticulated networks.
and	
PO40	Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.
and	
For reconfiguring a lot only	
PO41	The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.

Table 5.3.3 For assessable development

Performance Outcomes	
Heritage	
PO42	Development of a heritage place conforms to a conservation management plan for the site prepared in accordance with <i>The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance</i> .
and	
PO43	All alterations to a heritage place are documented by a suitably qualified person.
and	
PO44	New buildings or structures and extensions to new buildings and structures incorporate but do not replicate the valued architectural features of the heritage place.
and	
PO45	Demolition of significant components of a heritage place only occurs where options for the restoration of the existing building have been investigated and deemed to be impractical.
and	
PO46	Reconfiguring a lot does not: <ul style="list-style-type: none"> (a) reduce public access to the heritage place; (b) result in the heritage place being obscured from public view; (c) obscure or destroy the following elements relating to the heritage place: <ul style="list-style-type: none"> (i) established pattern of subdivision; (ii) the landscape setting; (iii) the scale and consistency of the urban fabric;
and	
PO47	Works conserve the features and values that contribute to the significance of the heritage place and are visually unobtrusive in the setting of the heritage place.
and	
PO48	Development adjoining a heritage place is designed, sited and constructed so that the cultural heritage significance of the heritage place, including its context, setting, appearance and archaeology is not adversely affected.
Infrastructure	
Roads and railway	
PO49	Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.
and	
PO50	Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 achieve a level of amenity consistent with the intended use.
and	
Electricity	
PO51	Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.
and	
PO52	Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.
Water Resources	
PO53	Development within the Callide and Kroombit Dam Water Resource Catchment Areas or the weir buffers shown on Overlay Map OM-08 protects the quality and availability of raw water for consumption, as determined by a suitably qualified water quality expert.
and	
PO54	Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.
and	
PO55	Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.

5.4 Recreation and Open Space Zone

5.4.1 Categories of Assessment – Material Change of Use

The following table identifies the categories of assessment for development in the Recreation and Open Space Zone for making a material change of use.

Table 5.4.1 Recreation and Open Space Zone	
Accepted development	
Market	
Outdoor sport and recreation If not involving any building work	
Tourist park If for short-term camping and listed in Schedule 6	
Utility installation If not a waste management service or sewage treatment	
Accepted development subject to requirements	
Use	Requirements
Except if in Theodore	
Club If in an existing building or involving only minor building work	Recreation and Open Space Zone Code – Table 5.4.2
Community use If in an existing building or involving only minor building work	Recreation and Open Space Zone Code – Table 5.4.2
Environment facility	Recreation and Open Space Zone Code – Table 5.4.2 Development Design Code – Table 6.3.1
Indoor sport and recreation If in an existing building or involving only minor building work	Recreation and Open Space Zone Code – Table 5.4.2
Outdoor sport and recreation If involving only minor building work	Recreation and Open Space Zone Code – Table 5.4.2
Assessable development	
Use	Requirements
Code assessment	
Caretaker's accommodation	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.1
Club If not accepted development	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.1
Community use If not accepted development	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.1
Function facility If ancillary to a club or community use	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.1
Indoor sport and recreation If not accepted development	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.1
Major electricity infrastructure	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.1
Outdoor sport and recreation If not accepted development	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.1
Substation	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.1
Telecommunications facility	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.1

Table 5.4.1 Recreation and Open Space Zone

Impact assessment	
Any defined use not listed in this table.	The Planning Scheme
Any undefined use.	

Editor's note – The above categories of assessment apply unless otherwise prescribed in the Act or the regulation.

5.4.2 Recreation and Open Space Zone Code

5.4.2.1 Application

- (1) This code applies to development where the code is identified as applicable in the Categories of Assessment Table. When using this code, reference should be made to Section 1.5.2 and, where applicable, Section 1.6.1.

5.4.2.2 Purpose

- (1) The purpose of the Recreation and Open Space Zone is to provide for:
- (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example:
 - (i) parks, playgrounds or playing fields for the use of residents and visitors; and
 - (ii) areas for the conservation of natural assets; and
 - (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).
- (2) The purpose of the Code will be achieved through the following overall outcomes:
- (a) a range of functional and accessible open spaces are available for the active and passive recreation needs and enjoyment of residents and visitors;
 - (b) use of recreational and open spaces is supported by infrastructure designed to provide and promote safe access for walking and cycling;
 - (c) ancillary structures and buildings such as clubhouses, canteens, stands, shelters, amenity facilities, picnic tables and playgrounds are provided to support public access and use of public land;
 - (d) where open space areas include natural habitats or act as buffers between natural and developed areas, adverse impacts on ecological values are avoided or minimised;
 - (e) open space areas are planned and designed to enhance community liveability, scenic amenity and provide visual breaks in developed areas;
 - (f) the use of open space areas does not affect the amenity of adjacent areas, particularly residential areas; and
 - (g) development maintains the prevailing character in the locality;
 - (h) and where affected by an overlay for:
 - (i) agricultural land:
 - (A) the productive viability of agricultural land is not reduced due to the intrusion of incompatible land uses or unnecessary fragmentation or alienation;
 - (B) development is compatible with the viability, integrity, operation and maintenance of the stock route network;
 - (ii) biodiversity:
 - (A) development retains the biodiversity and ecological connectivity functions of natural features such as waterways, wetlands and bushland;
 - (B) areas of significant ecological and environmental value are protected from the intrusive impacts of adjacent development;
 - (C) development includes effectual biosecurity management practices;
 - (iii) bushfire or flood risk:
 - (A) the use and works support and do not unduly burden disaster management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;
 - (B) development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;
 - (C) development that intensifies occupancy of a site in Theodore responds to the elevated flood risk hazard by ensuring that emergency management plans allow appropriate responses to emergency measures having consideration to the numbers and capabilities of existing and future users of the development;

- (D) works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;
- (E) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
- (F) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
- (iv) extractive and mining resources:
 - (A) the establishment, continuation and productivity of mining tenements and designated Key Resource Areas is facilitated and protected from irreversible alienation;
 - (B) development for mining tenements or extractive resources provides access from transport infrastructure of a standard suitable to the volume and weight of traffic generated by the development;
 - (C) existing or future development of mining tenements and within designated Key Resource Areas and their identified transport routes is not prejudiced by the intrusion of incompatible uses;
- (v) infrastructure:
 - (A) the viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing infrastructure;
 - (B) an appropriate level of amenity is maintained for development in the vicinity of identified infrastructure;
 - (C) the interaction between transport infrastructure and sensitive land uses is managed to maintain the efficiency of the transport network and to protect community health and amenity;
- (vi) water resources:
 - (A) water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;
 - (B) development does not adversely impact on the recharge capacity of the groundwater management areas;

5.4.2.3 Requirements for accepted development or assessment benchmarks

Table 5.4.2 For accepted development

Acceptable Outcomes
Building reuse
AO1.1 There is no change to existing access arrangements, or reduction of existing on-site car parking spaces, vehicle manoeuvring capacity and service vehicle provision.
Built form
AO2.1 Site coverage does not exceed 5% of the site area. and AO2.2 Building height does not exceed the maximum building height of existing buildings on the site or that of land in the adjoining zone, whichever is the lesser. and AO2.3 All buildings are set back a minimum 6m from a road frontage of the site. and AO2.4 The building setback from a boundary abutting a residential area is a minimum of 3m or half the height of the building, whichever is greater. and AO2.5 New plant or equipment is located central to the building and screened from view of the street or adjoining residential uses. and AO2.6 Hours of operation of outdoor activities are restricted to 7am to 10pm. and AO2.7 Where adjoining residential land, loading and unloading of service vehicles occurs only between the hours of 7.00am and 6.00pm Monday to Friday and 8.00am to 5.00pm Saturday. and

Table 5.4.2 For accepted development

Acceptable Outcomes
<p>AO2.8 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>and</p> <p>AO2.9 Development does not destroy any mature native vegetation.</p>
For development affected by one or more overlays
Agricultural Land
<p>AO3.1 The proposal is not located on agricultural land identified on Overlay Map OM-01.</p> <p>or</p> <p>AO3.2 The proposal is necessary for efficient agricultural production and processing on the site.</p> <p>or</p> <p>AO3.3 The proposal provides an alternate productive rural activity that supports regionally significant agricultural industry.</p> <p>and</p> <p>AO3.4 Except for a dwelling directly associated with rural activities on the same site, sensitive land uses provide buffering to adjoining agricultural activities of:</p> <p>(a) 40m – where a vegetated buffer provides a screen of a minimum 50% porosity and achieves a mature height exceeding 1.5 times the height of the sensitive land use; or</p> <p>(b) 300m – in all other circumstances;</p> <p>and</p> <p>AO3.5 All new access points from a road serving as a stock route incorporate a grid or effective gate to prevent stock entry between the stock route and adjoining premises.</p> <p>and</p> <p>AO3.6 Boundary fencing is maintained to the road boundary adjoining a stock route.</p>
Biodiversity
<p>AO4.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204.</p> <p>or</p> <p>AO4.2 For areas identified as Regulated Vegetation Category R and where an assessment confirms the presence of a defined drainage feature, watercourse or native vegetation, development is excluded from the mapped area.</p> <p>or</p> <p>AO4.3 Where a PMAV is approved by an administering authority following the commencement of this planning scheme, development may occur in mapped Regulated Vegetation Areas on Overlay Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists.</p> <p>or</p> <p>AO4.4 Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented.</p> <p>and</p> <p>AO4.5 Development is setback from land identified as Wildlife Habitat, Watercourses or Wetlands on Overlay Maps OM-0201 - OM-0204 a minimum of:</p> <p>(a) 20 metres if in an urban or rural residential area;</p> <p>(b) 50 metres in other areas.</p> <p>and</p> <p>AO4.6 Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Map Maps OM-0201 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation.</p> <p>and</p> <p>AO4.7 A biosecurity plan is prepared and implemented to control the threat of species identified as invasive biosecurity matters.</p>
Bushfire Risk
<p>AO5.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;</p> <p>or</p>

Table 5.4.2 For accepted development

Acceptable Outcomes

AO5.2 A written assessment by an experienced or qualified bushfire management consultant confirms that the site is not a Bushfire Prone Area as mapped on Overlay Maps OM-0301 - OM-0304;

or

AO5.3 Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301 - OM-0304 as Medium Potential Bushfire Intensity Areas or Potential Impact Buffer Area complies with an approved Bushfire Management Plan incorporating:

- (a) lot design and the siting of buildings and uses such that:
 - (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard;
 - (ii) efficient emergency access is optimised;
 - (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation;
- (b) firebreaks that provide adequate:
 - (i) setbacks between buildings/ structures and hazardous vegetation;
 - (ii) access for fire-fighting or other emergency vehicles;
- (c) provision for water supply dedicated to fire-fighting purposes;
- (d) the required extent of vegetation clearing and landscaping and where required modified development design and/or lot layout to minimise clearing of regulated vegetation and impacts on matters of environmental significance;
- (e) landscaping species that are less likely to exacerbate a bushfire event;

and

AO5.4 No hazardous materials, manufactured or stored in bulk, are on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.

and

AO5.5 New dwellings on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area are:

- (a) located centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that:
 - (i) is free of highly combustible vegetated areas; and
 - (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or
 - (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient
- (b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m;

and

AO5.6 Where a reticulated water supply is not available, water supply tanks are provided for fire-fighting purposes within the development. The water tanks must:

- (a) have 25,000 litres dedicated for fire-fighting purposes;
- (b) have a minimum pressure and flow of 10 litres a second at 200 kPa;
- (c) be of concrete construction;
- (d) have an outlet pipe of 50mm in diameter, fitted with a 50mm male camlock (standard rural fire brigade fitting) and an isolating valve;

and

AO5.7 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.

and

AO5.8 A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet.

and

AO5.9 Development includes road access for fire-fighting appliances that has:

- (a) a minimum cleared width of 6m and a minimum formed width of 4m;
- (b) a minimum of 4.8m vertical clearance;
- (c) a cross-fall of no greater than 10 degrees;
- (d) a maximum gradient of 12.5%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance;
- (e) provides areas for vehicles to pass or turn at intervals of not more than 200m;

and

AO5.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.

Table 5.4.2 For accepted development

Acceptable Outcomes
Extractive and Mining Resources
<p>A06.1 Development in the resource or processing area depicted on Overlay Map OM-09 is for:</p> <ul style="list-style-type: none"> (a) extractive or resource industries or is directly associated therewith, or (b) other uses that would not constrain existing or future extractive or resource industries, or (c) a temporary use; <p>and</p> <p>A06.2 Sensitive land uses on lots which share a boundary with land identified as a mining tenement or designated Key Resource Areas are a minimum of 1000m from blasting-based extraction or 200m from mechanical extraction e.g. ripping.</p>
Flood Risk
<p>A07.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM0404.</p> <p>or</p> <p>A07.2 Development is sited above the defined flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) habitable floor levels - 500mm; (b) non-habitable floor levels - 300mm; (c) on-site sewage treatment, services infrastructure (including electricity, gas, water supply, sewerage and telecommunications) and storage areas for potential contaminants - 300mm; (d) all other development - 0mm; <p>or</p> <p>A07.3 Building work below the nominated flood level allows for the flow through of flood water at ground level by:</p> <ul style="list-style-type: none"> (a) leaving the structure below flood level unenclosed; or (b) aligning any enclosure below flood level with the direction of water flow; or (c) ensuring any enclosure below flood level and not aligning with the direction of water flow have openings that are at least 50% of the enclosed area with a minimum opening of 75mm; <p>and</p> <p>A07.4 In Theodore, development other than for a dwelling house is subject to a fit-for-purpose Flood Risk Assessment prepared by a suitably qualified person in accordance with the Flood Planning Scheme Policy.</p> <p>and</p> <p>A07.5 Buildings in an area with a Flood Hazard Vulnerability Class of H5 or H6 as identified on Overlay Map OM-0402 are constructed in accordance with a structural engineer's recommendations that have considered the potential impacts from flood waters and debris on structural integrity.</p> <p>and</p> <p>A07.6 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.</p> <p>and</p> <p>A07.7 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times; <p>and</p> <p>A07.8 There is no manufacture or storage of hazardous materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of a defined flood event, or the highest known flood event.</p> <p>and</p> <p>A07.9 Works in urban areas do not involve:</p> <ul style="list-style-type: none"> (a) any physical alteration to a watercourse or floodway including vegetation clearing; (b) a net increase in filling;

Table 5.4.2 For accepted development

Acceptable Outcomes
<p>and</p> <p>AO7.10 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay OM-0401 – OM-0404.</p>
Infrastructure
<p>Water treatment, wastewater treatment and waste disposal facilities</p> <p>AO8.1 Development does not result in an increase in the number of people on a site for a sensitive land use in the separation area associated with the solid waste management, sewerage and water treatment facilities as identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05.</p> <p>and</p> <p>Roads and railway</p> <p>AO8.2 Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05 incorporates a landscaped buffer along the frontage of the site:</p> <ul style="list-style-type: none"> (a) a minimum width of two metres to a State-controlled road or one metre to any other identified road; (b) incorporating species with a minimum mature height of three metres; <p>and</p> <p>AO8.3 Sensitive land uses are:</p> <ul style="list-style-type: none"> (a) designed with outdoor living areas that are shielded from the emission source associated with the road; (b) designed with emission-sensitive rooms furthest from the road corridor; (c) constructed of materials that achieve the weighted sound reduction value; <p>Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.</p> <p>and</p> <p>Coal load-out facility and transport road</p> <p>AO8.4 Development for a sensitive land use is separated a minimum of 300 metres from any boundary adjacent to a Coal Train Load-Out Facility or Coal Transport Road identified on Overlay Map OM-07B01 or OM-07B03.</p> <p>and</p> <p>AO8.5 Access to the coal transport road is designed and constructed in accordance with the CMDG.</p> <p>and</p> <p>Power Station</p> <p>AO8.6 Development does not establish a sensitive land use in the separation area associated with the power station as identified on Infrastructure Overlay Map OM-07C05.</p> <p>and</p> <p>Electricity</p> <p>For sites 5 hectares or larger</p> <p>AO8.7 Sensitive land uses maintain the following separation distances from the following electricity infrastructure:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts; (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 m for transmission lines exceeding 275 kilovolts; (d) 50 m for high voltage substations; <p>and</p> <p>AO8.8 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>
Water Resources
<p>AO9.1 The following activities do not establish within the Callide and Kroombit Dam Water Resource Catchment Areas or within the weir buffers shown on Overlay Map OM-08:</p> <ul style="list-style-type: none"> (a) intensive horticulture; (b) intensive animal industry; <p>and</p> <p>AO9.2 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.</p> <p>or</p>

Table 5.4.2 For accepted development

Acceptable Outcomes
<p>AO9.3 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.</p> <p>and</p> <p>AO9.4 Development does not involve:</p> <ul style="list-style-type: none"> (a) any increase in impervious area; and (b) there is no discharge of potential water contaminants;

Table 5.4.3 For assessable development

Performance Outcomes
General
Built form
<p>PO1 Development for open space and recreation facilities creates a character dominated by open areas, with a built form that reflects the bulk and scale of existing development on and adjoining the site.</p> <p>and</p> <p>PO2 The siting of buildings maintains the established streetscape and separates residential and non-residential activities.</p> <p>and</p> <p>PO3 New plant or equipment is located central to the building and screened from view of the street or adjoining residential uses.</p> <p>and</p> <p>PO4 Existing mature native vegetation is incorporated into the site layout.</p>
Amenity
<p>PO5 Site access and car parking, servicing, refuse storage or outdoor storage areas provide a landscaped buffer to any adjoining residential use that protects residents from the noise, light and odour nuisance associated with the use.</p> <p>and</p> <p>PO6 Outdoor activities associated with the use maintain the early morning and late evening amenity of the surrounding area.</p> <p>and</p> <p>PO7 Outdoor lighting is designed, installed and maintained in compliance with nationally accepted standards.</p> <p>and</p> <p>PO8 The air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> are maintained for the ongoing operation of the use.</p> <p>and</p> <p>PO9 The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.</p>
Servicing
<p>PO10 New development integrates with the existing recreational networks.</p> <p>and</p> <p>PO11 Connection to reticulated water and sewerage is provided.</p> <p>or</p> <p>PO12 Where reticulation is not available, an approved waste disposal system and on site water storage is provided, including a reserve exclusively for firefighting purposes.</p>
Caretaker's accommodation
<p>PO13 Caretaker's accommodation is subsidiary to the non-residential use on the same site.</p> <p>and</p> <p>PO14 Caretaker's accommodation provides the amenity, privacy and comfort associated with long-term habitation.</p>
For development affected by one or more overlays
Agricultural Land
<p>PO15 An agricultural sustainability report prepared by a qualified agronomist demonstrates that:</p> <ul style="list-style-type: none"> (a) the proposed development sustains or improves the productivity and viability of agricultural land identified on Overlay Map OM-01; and

Table 5.4.3 For assessable development

Performance Outcomes	
<p>(b) the proposed development is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.</p> <p>and</p> <p>PO16 Development for non-agricultural purposes does not constrain the productive agricultural use of agricultural land.</p> <p>and</p> <p>PO17 Uses and works that do not have a specific locational requirement to be situated on agricultural land do not affect such areas.</p> <p>and</p> <p>PO18 Development maintains the operational efficiency and ongoing integrity and function of stock routes.</p> <p>For reconfiguring a lot only</p> <p>PO19 Lot reconfigurations maintain the opportunity for agricultural production on agricultural land.</p> <p>and</p> <p>PO20 Subdivision:</p> <ul style="list-style-type: none"> (a) results in a more productive use and management of agricultural land for agricultural use; (b) does not lead to increased fragmentation of agricultural land; (c) does not increase the potential conflict between agricultural and non-agricultural land uses; (d) does not result in any loss of flexibility in the way landholdings are used for agricultural production; <p>or</p> <p>PO21 Boundary realignment:</p> <ul style="list-style-type: none"> (a) results in consolidation of agricultural land and maximisation of agricultural utility of the site (b) provides improved land management; (c) does not give rise to, or worsen, land use conflicts between agricultural and incompatible land uses; 	
Biodiversity	
<p>PO22 Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.</p> <p>and</p> <p>PO23 Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.</p> <p>and</p> <p>PO24 Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.</p> <p>and</p> <p>PO25 Development prevents the incursion or spread of species identified as invasive biosecurity matters.</p>	
Bushfire Risk	
<p>PO26 Development avoids any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration:</p> <ul style="list-style-type: none"> (a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ecological values of the site; (f) ongoing maintenance; and (g) on-site and off-site fire hazard implications; <p>and</p> <p>PO27 Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events.</p> <p>and</p> <p>PO28 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	

Table 5.4.3 For assessable development

Performance Outcomes
<p>and</p> <p>PO29 Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings.</p> <p>and</p> <p>PO30 Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.</p> <p>For reconfiguring a lot by subdivision only</p> <p>PO31 Subdivision design incorporates a perimeter road that:</p> <ul style="list-style-type: none"> (a) is located between the boundary of the proposed lots and the bushfire hazard area; (b) has a minimum cleared width of 20m and a constructed minimum road width of 6m; (c) has a maximum gradient of 12.5%; (d) is constructed to an all-weather standard and ensures any culverts and bridges have a minimum load bearing of 15 tonnes; <p>and</p> <p>PO32 Fire trails are provided to:</p> <ul style="list-style-type: none"> (a) mitigate against bushfire hazard; (b) enable access for fire fighters, residents and equipment; and (c) allow access for hazard reduction management programs; <p>and</p> <p>PO33 Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p>
Extractive and Mining Resources
<p>PO34 The long term availability of the extractive or mining resources for extraction or processing is maintained.</p> <p>and</p> <p>PO35 Development in the vicinity of mining tenements:</p> <ul style="list-style-type: none"> (a) does not compromise the utilisation of mining resources and transport routes or access routes to the mining resources; (b) does not adversely affect the safe and efficient operation of the mining related activities; (c) is sited, designed or of a nature that ensures that the use is not sensitive to the potential impacts of mining related activities such as noise and dust emissions; and (d) makes provision for adequate buffers between the mining resources and new development.
Flood Risk
<p>Generally</p> <p>PO36 Development is designed and sited to ensure structures are adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with the defined flood event.</p> <p>and</p> <p>PO37 Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties.</p> <p>and</p> <p>PO38 Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.</p> <p>and</p> <p>PO39 Essential community infrastructure in any area mapped on Overlay Maps OM-0401 - OM-0404 as Flood Hazard Area is able to function effectively during and immediately after flood.</p> <p>and</p> <p>For development in Theodore only</p> <p>PO40 All development within the town of Theodore is subject to a fit-for-purpose Flood Risk Assessment prepared by a suitably qualified person in accordance with the Flood Planning Scheme Policy.</p> <p>and</p> <p>PO41 Development is located:</p> <ul style="list-style-type: none"> (a) south of Seventh Avenue; (b) outside of and can evacuate the site without passing through the 5%AEP area mapped on Overlay Map OM-0402; and (c) outside the areas identified on Overlay Map OM-0402 as Flood Hazard Vulnerability Class H4 or higher;

Table 5.4.3 For assessable development

Performance Outcomes
<p>or</p> <p>PO42 Development north of Seventh Avenue or inside the 5%AEP or H4 and higher Flood Hazard Vulnerability Classes is located, designed and operated in accordance with the recommendations of the Flood Risk Assessment required by PO30.</p> <p>and</p> <p>PO43 Land use is compatible with the flood hazard for Theodore and does not include uses that have high concentrations of people or are difficult to evacuate such as child care centre, health care service, hospital, veterinary service (if involving animal keeping) or commercial accommodation activity.</p> <p>and</p> <p>PO44 The design and layout of the development provides for:</p> <ul style="list-style-type: none"> (a) vehicle parking and other low-intensity, non-habitable activities at ground level; (b) work areas above parking areas to increase flood immunity; (c) expensive plant, equipment and stock in the part of the site with the greatest flood immunity; <p>and</p> <p>PO45 Building materials and surface treatments used below the defined flood event are resistant to water damage and do not include wall cavities that may be susceptible to the intrusion of water and sediment.</p> <p>and</p> <p>PO46 Electrical switchboards, data servers and the like are located 300mm above the defined flood event or are designed and constructed to withstand submergence in flood water.</p> <p>and</p> <p>PO47 Plumbing fixtures connected to the reticulated sewerage network are designed to be 300mm above the defined flood event or are fitted with reflux valves to prevent the intrusion of flood water into the sewerage network.</p> <p>and</p> <p>For development in other locations</p> <p>PO48 Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.</p> <p>and</p> <p>PO49 Services infrastructure is designed and constructed to prevent risk of electrocution or intrusion of flood water into reticulated networks.</p> <p>and</p> <p>PO50 Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.</p> <p>and</p> <p>For reconfiguring a lot only</p> <p>PO51 The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.</p>
Infrastructure
<p>Water treatment, wastewater treatment and waste disposal facilities</p> <p>PO52 Separation distances are established between solid waste management facilities, water or sewerage treatment plants and incompatible land uses that protects the ongoing operation of the facility and the amenity for occupants or users of nearby premises.</p> <p>and</p> <p>Roads and railway</p> <p>PO53 Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.</p> <p>and</p> <p>PO54 Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 achieve a level of amenity consistent with the intended use.</p> <p>and</p> <p>Coal load-out facility and haul route</p> <p>PO55 Uses are protected from adverse noise, vibration, air emissions and traffic safety impacts associated with the intensive haulage of coal along a Coal Train Load-Out Facility Haul Route and operation of a Coal Train Load-Out Facility identified on Overlay Map OM-07B01.</p>

Table 5.4.3 For assessable development

Performance Outcomes	
and	
Power station	
PO56	Separation distance between sensitive land uses and the power station protects the safety and amenity for occupants or users of nearby premises and the continued and unimpeded operation of the power station.
and	
PO57	There is no increase in the number of lots in the separation area associated with the power station as identified on Infrastructure Overlay Map OM-07C05.
and	
Electricity	
PO58	Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.
and	
PO59	Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.
Water Resources	
PO60	Development within the Callide and Kroombit Dam Water Resource Catchment Areas or the weir buffers shown on Overlay Map OM-08 protects the quality and availability of raw water for consumption, as determined by a suitably qualified water quality expert.
and	
PO61	Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.
and	
PO62	Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.

5.5 Environmental Management and Conservation Zone

5.5.1 Categories of Assessment – Material Change of Use

The following table identifies the categories of assessment for development in the Environmental Management and Conservation Zone for making a material change of use.

Table 5.5.1 Environmental Management and Conservation Zone	
Accepted development	
Environment facility	
Permanent plantation	
Accepted development subject to requirements	
Use	Requirements
Major electricity infrastructure	Environmental Management and Conservation Zone Code – Table 5.5.2 Development Design Code – Table 6.3.1
Nature-based tourism If for up to: <ul style="list-style-type: none"> ▪ 3 on-site cabins each with a maximum floor area of 60m²; or ▪ 12 tent sites; or ▪ 150m² of non-accommodation gross floor area 	Environmental Management and Conservation Zone Code – Table 5.5.2 Development Design Code – Table 6.3.1
Telecommunications facility	Environmental Management and Conservation Zone Code – Table 5.5.2 Development Design Code – Table 6.3.1

Table 5.5.1 Environmental Management and Conservation Zone

Assessable development	
Use	Assessment benchmarks
Code assessment	
Caretaker's accommodation	Environmental Management and Conservation Zone Code – Table 5.5.3 Development Design Code – table 6.3.2
Nature-based tourism If not accepted development	Environmental Management and Conservation Zone Code – Table 5.5.3 Development Design Code – table 6.3.2
Impact assessment	
Any defined use not listed in this table. Any undefined use.	The Planning Scheme

Editor's note – The above categories of assessment apply unless otherwise prescribed in the Act or the regulation.

5.5.2 Environmental Management and Conservation Zone Code

5.5.2.1 Application

- (1) This code applies to development where the code is identified as applicable in the Categories of Assessment Table. When using this code, reference should be made to Section 1.5.2 and, where applicable, Section 1.6.1.

5.5.2.2 Purpose

- (1) The purpose of the Environmental Management and Conservation Zone is to provide for the protection and maintenance of areas that support one or more of the following:
- biological diversity;
 - ecological integrity;
 - naturally occurring landforms;
- (2) The purpose of the Code will be achieved through the following overall outcomes:
- areas identified as having significant values for biological diversity, ecological functioning and hydrological processes are protected and conserved;
 - the landscape character of vegetated slopes and elevated areas that provide a scenic backdrop is protected;
 - tourism uses and other uses that do not compromise environmental values only locate where they have a nexus with and do not degrade places with high environmental values and result in community benefits;
 - and where affected by an overlay for
 - agriculture:
 - development is compatible with the viability, integrity, operation and maintenance of the stock route network;
 - biodiversity:
 - adverse impacts on ecological features and processes are avoided or minimised through the location, design and management of development and activities;
 - development retains the biodiversity and ecological connectivity functions of natural features such as waterways, wetlands and bushland;
 - areas of significant ecological and environmental value are protected from the intrusive impacts of adjacent development;
 - development includes effectual biosecurity management practices;
 - bushfire or flood risk:
 - the use and works support and do not unduly burden disaster management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;

- (B) development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;
- (C) works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;
- (D) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
- (E) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
- (iv) extractive and mining resources:
 - (A) the establishment, continuation and productivity of mining tenements and designated Key Resource Areas is facilitated and protected from irreversible alienation;
 - (B) development for mining tenements or extractive resources provides access from transport infrastructure of a standard suitable to the volume and weight of traffic generated by the development;
 - (C) existing or future development of mining tenements and within designated Key Resource Areas and their identified transport routes is not prejudiced by the intrusion of incompatible uses;
- (v) infrastructure:
 - (A) the viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing infrastructure;
 - (B) an appropriate level of amenity is maintained for development in the vicinity of identified infrastructure;
 - (C) the interaction between transport infrastructure and sensitive land uses is managed to maintain the efficiency of the transport network and to protect community health and amenity;
- (vi) water resources:
 - (A) water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;
 - (B) development does not adversely impact on the recharge capacity of the groundwater management areas;

5.5.2.3 Requirements for accepted development or assessment benchmarks

Table 5.5.2 For accepted development

Acceptable Outcomes
Siting
<p>AO1.1 Accommodation for nature-based tourism is located on the same site as the natural attraction associated with the proposed development.</p> <p>and</p> <p>AO1.2 Building height is a maximum of 8.5m or 0.5m below the surrounding tree canopy, whichever is the lesser.</p> <p>and</p> <p>AO1.3 New buildings or works are setback a minimum of 20m from the outermost extent of wetlands or the high bank of waterways.</p>
Site management
<p>AO2.1 Construction methods do not include excavation, filling or benching of sites.</p> <p>and</p> <p>AO2.2 Vegetation clearing is limited to the immediate construction area, vehicle accesses and maintenance trails.</p> <p>and</p> <p>AO2.3 Landscaping does not include any species identified as invasive biosecurity matters.</p> <p>and</p> <p>AO2.4 Accommodation uses of the site do not include the keeping of non-native fauna.</p>

Table 5.5.2 For accepted development

Acceptable Outcomes
<p>and AO2.5 Construction does not occur on slopes with a gradient in excess of 1:3. and AO2.6 Retaining walls do not exceed 1.5m in height and are certified by a qualified engineer.</p>
For development affected by one or more overlays
Agricultural Land
<p>AO3.1 The proposal is not located on agricultural land identified on Overlay Map OM-01. or AO3.2 The proposal is necessary for efficient agricultural production and processing on the site. or AO3.3 The proposal provides an alternate productive rural activity that supports regionally significant agricultural industry. and AO3.4 Except for a dwelling directly associated with rural activities on the same site, sensitive land uses provide buffering to adjoining agricultural activities of: (a) 40m – where a vegetated buffer provides a screen of a minimum 50% porosity and achieves a mature height exceeding 1.5 times the height of the sensitive land use; or (b) 300m – in all other circumstances; and AO3.5 All new access points from a road serving as a stock route incorporate a grid or effective gate to prevent stock entry between the stock route and adjoining premises. and AO3.6 Boundary fencing is maintained to the road boundary adjoining a stock route.</p>
Biodiversity
<p>AO4.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204. or AO4.2 For areas identified as Regulated Vegetation Category R and where an assessment confirms the presence of a defined drainage feature, watercourse or native vegetation, development is excluded from the mapped area. or AO4.3 Where a PMAV is approved by an administering authority following the commencement of this planning scheme, development may occur in mapped Regulated Vegetation Areas on Overlay Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists. or AO4.4 Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented. and AO4.5 Development is setback from land identified as Wildlife Habitat, Watercourses or Wetlands on Overlay Maps Maps OM-0201 - OM-0204 a minimum of: (a) 20 metres if in an urban or rural residential area; (b) 50 metres in other areas; and AO4.6 Development adjacent to Protected Areas identified on Overlay Maps Maps OM-0201 - OM-0204 is set back a minimum of 100m from the feature boundaries in the absence of any current 'Management Plans' for these areas. and AO4.7 Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-0201 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation. and AO4.8 A biosecurity plan is prepared and implemented to control the threat of species identified as invasive biosecurity matters.</p>

Table 5.5.2 For accepted development

Acceptable Outcomes
<p>Bushfire Risk</p>
<p>AO5.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;</p> <p>or</p> <p>AO5.2 A written assessment by an experienced or qualified bushfire management consultant confirms that the site is not a Bushfire Prone Area as mapped on Overlay Maps OM-0301 - OM-0304;</p> <p>or</p> <p>AO5.3 Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301 - OM-0304 as Medium Potential Bushfire Intensity Areas or Potential Impact Buffer Area complies with an approved Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none">(a) lot design and the siting of buildings and uses such that:<ul style="list-style-type: none">(i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard;(ii) efficient emergency access is optimised;(iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation;(b) firebreaks that provide adequate:<ul style="list-style-type: none">(i) setbacks between buildings/ structures and hazardous vegetation;(ii) access for fire-fighting or other emergency vehicles;(c) provision for water supply dedicated to fire-fighting purposes;(d) the required extent of vegetation clearing and landscaping and where required modified development design and/or lot layout to minimise clearing of regulated vegetation and impacts on matters of environmental significance;(e) landscaping species that are less likely to exacerbate a bushfire event; <p>and</p> <p>AO5.4 No hazardous materials, manufactured or stored in bulk, are on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p> <p>and</p> <p>AO5.5 New dwellings on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area are:</p> <ul style="list-style-type: none">(a) located centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that:<ul style="list-style-type: none">(i) is free of highly combustible vegetated areas; and(ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or(iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient(b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m; <p>and</p> <p>AO5.6 Where a reticulated water supply is not available, water supply tanks are provided for fire-fighting purposes within the development. The water tanks must:</p> <ul style="list-style-type: none">(a) have 25,000 litres dedicated for fire-fighting purposes;(b) have a minimum pressure and flow of 10 litres a second at 200 kPa;(c) be of concrete construction;(d) have an outlet pipe of 50mm in diameter, fitted with a 50mm male camlock (standard rural fire brigade fitting) and an isolating valve; <p>and</p> <p>AO5.7 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.</p> <p>and</p> <p>AO5.8 A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet.</p> <p>and</p> <p>AO5.9 Development includes road access for fire-fighting appliances that has:</p> <ul style="list-style-type: none">(a) a minimum cleared width of 6m and a minimum formed width of 4m;(b) a minimum of 4.8m vertical clearance;(c) a cross-fall of no greater than 10 degrees;(d) a maximum gradient of 12.5%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance;

Table 5.5.2 For accepted development

Acceptable Outcomes
<p>(e) provides areas for vehicles to pass or turn at intervals of not more than 200m; and A05.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.</p>
Extractive and Mining Resources
<p>A06.1 Development in the resource or processing area depicted on Overlay Map OM-09 is for: (a) extractive or resource industries or is directly associated therewith, or (b) other uses that would not constrain existing or future extractive or resource industries, or (c) a temporary use; and A06.2 Sensitive land uses on lots which share a boundary with land identified as a mining tenement or designated Key Resource Areas are a minimum of 1000m from blasting-based extraction or 200m from mechanical extraction e.g. ripping.</p>
Flood Risk
<p>A07.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404. or A07.2 Development is sited above the defined flood event where known, or the highest known flood event, as follows: (a) habitable floor levels - 500mm; (b) non-habitable floor levels - 300mm; (c) on-site sewage treatment, services infrastructure (including electricity, gas, water supply, sewerage and telecommunications) and storage areas for potential contaminants - 300mm; (d) all other development - 0mm; or A07.3 Building work below the nominated flood level allows for the flow through of flood water at ground level by: (a) leaving the structure below flood level unenclosed; or (b) aligning any enclosure below flood level with the direction of water flow; or (c) ensuring any enclosure below flood level and not aligning with the direction of water flow have openings that are at least 50% of the enclosed area with a minimum opening of 75mm; and A07.4 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions. and A07.5 Signage is provided on site indicating at least one clear and direct pedestrian and vehicle evacuation route that remains passable during all floods up to and including the defined flood event. and A07.6 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times; and A07.7 There is no manufacture or storage of hazardous materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of a defined flood event, or the highest known flood event. and A07.8 Works in urban areas do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; (b) a net increase in filling;</p>

Table 5.5.2 For accepted development

Acceptable Outcomes
<p>and</p> <p>A07.9 Works in rural areas:</p> <ul style="list-style-type: none"> (a) do not involve a net increase in filling greater than 50m³ if within 100 metres of a wetland or waterway; (b) do not result in any reductions of on-site flood storage capacity; (c) contain within the subject site any changes to the depth, duration or velocity of flood waters; <p>and</p> <p>A07.10 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p>
Infrastructure
<p>Roads and railway</p> <p>A08.1 Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05 incorporates a landscaped buffer along the frontage of the site:</p> <ul style="list-style-type: none"> (a) a minimum width of two metres to a State-controlled road or one metre to any other identified road; (b) incorporating species with a minimum mature height of three metres; <p>and</p> <p>A08.2 Sensitive land uses are:</p> <ul style="list-style-type: none"> (a) designed with outdoor living areas that are shielded from the emission source associated with the road; (b) designed with emission-sensitive rooms furthest from the road corridor; (c) constructed of materials that achieve the weighted sound reduction value; <p>Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.</p> <p>and</p> <p>Electricity</p> <p>For sites 5 hectares or larger</p> <p>A08.3 Sensitive land uses maintain the following separation distances from the following electricity infrastructure:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts; (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 m for transmission lines exceeding 275 kilovolts; (d) 50 m for high voltage substations; <p>and</p> <p>A08.4 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>
Water Resources
<p>A09.1 The following activities do not establish within the Callide and Kroombit Dam Water Resource Catchment Areas or within the weir buffers shown on Overlay Map OM-08:</p> <ul style="list-style-type: none"> (a) intensive horticulture; (b) intensive animal industry; <p>and</p> <p>A09.2 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.</p> <p>or</p> <p>A09.3 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.</p> <p>and</p> <p>A09.4 Development does not involve:</p> <ul style="list-style-type: none"> (a) any increase in impervious area; and (b) there is no discharge of potential water contaminants;

Table 5.5.3 For assessable development

Performance Outcomes	
General	
PO1	Development demonstrates an ongoing commitment to sustainable management or enhancement of the environmental values of the site.
and	
PO2	The use has a direct connection with the values of the land where providing opportunities for recreational pursuits or tourism.
and	
PO3	Development is setback from wetlands and waterways to protect and maintain the environmental values of riparian areas and achieves water quality objectives.
and	
PO4	Accommodation for nature-based tourism is located on the same site as the natural attraction associated with the proposed development.
and	
PO5	Vegetation clearing retains the scenic, habitat and fauna movement, soil and water qualities of site vegetation.
and	
PO6	Development includes biosecurity management measures to minimise the spread of pest plants and animals.
Built form	
PO7	Maximum building height is at least 0.5m below the surrounding tree canopy.
and	
PO8	Construction methods do not include excavation, filling or benching of sites.
and	
PO9	Ridgelines and escarpments retain their natural appearance with development integrated with the landform and landscape to protect landscape values.
Caretaker's accommodation	
PO10	Caretaker's accommodation is subsidiary to the non-residential use on the same site.
and	
PO11	Caretaker's accommodation provides the amenity, privacy and comfort associated with long-term habitation.
For development affected by one or more overlays	
Agricultural Land	
PO12	An agricultural sustainability report prepared by a qualified agronomist demonstrates that: <ul style="list-style-type: none"> (a) the proposed development sustains or improves the productivity and viability of agricultural land identified on Overlay Map OM-01; and (b) the proposed development is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.
And	
PO13	Development for non-agricultural purposes does not constrain the productive agricultural use of agricultural land.
and	
PO14	Uses and works that do not have a specific locational requirement to be situated on agricultural land do not affect such areas.
and	
PO15	Development maintains the operational efficiency and ongoing integrity and function of stock routes.
For reconfiguring a lot only	
PO16	Lot reconfigurations maintain the opportunity for agricultural production on agricultural land.
and	
PO17	Subdivision: <ul style="list-style-type: none"> (a) results in a more productive use and management of agricultural land for agricultural use; (b) does not lead to increased fragmentation of agricultural land;

Table 5.5.3 For assessable development

Performance Outcomes	
<p>(c) does not increase the potential conflict between agricultural and non-agricultural land uses; (d) does not result in any loss of flexibility in the way landholdings are used for agricultural production;</p> <p>or</p> <p>PO18 Boundary realignment:</p> <p>(a) results in consolidation of agricultural land and maximisation of agricultural utility of the site (b) provides improved land management; (c) does not give rise to, or worsen, land use conflicts between agricultural and incompatible land uses;</p>	
Biodiversity	
<p>PO19 Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.</p> <p>and</p> <p>PO20 Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.</p> <p>and</p> <p>PO21 Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.</p> <p>and</p> <p>PO22 Development retains, maintains and enhances the environmental and biodiversity values, hydrological characteristics, water quality objectives, habitat and visual amenity values of watercourses and wetlands.</p> <p>and</p> <p>PO23 The development prevents the incursion or spread of species identified as invasive biosecurity matters.</p>	
Bushfire Risk	
<p>PO24 Development avoids any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration:</p> <p>(a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ecological values of the site; (f) ongoing maintenance; and (g) on-site and off-site fire hazard implications;</p> <p>and</p> <p>PO25 Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events.</p> <p>and</p> <p>PO26 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p> <p>and</p> <p>PO27 Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings.</p> <p>and</p> <p>PO28 Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.</p> <p>For reconfiguring a lot by subdivision only</p> <p>PO29 Subdivision design incorporates a perimeter road that:</p> <p>(a) is located between the boundary of the proposed lots and the bushfire hazard area; (b) has a minimum cleared width of 20m and a constructed minimum road width of 6m; (c) has a maximum gradient of 12.5%; (d) is constructed to an all-weather standard and ensures any culverts and bridges have a minimum load bearing of 15 tonnes;</p> <p>and</p>	

Table 5.5.3 For assessable development

Performance Outcomes	
<p>PO30 Fire trails are provided to:</p> <ul style="list-style-type: none"> (a) mitigate against bushfire hazard; (b) enable access for fire fighters, residents and equipment; and (c) allow access for hazard reduction management programs; <p>and</p> <p>PO31 Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p>	
Extractive and Mining Resources	
<p>PO32 The long term availability of the extractive or mining resources for extraction or processing is maintained.</p> <p>and</p> <p>PO33 Development in the vicinity of mining tenements:</p> <ul style="list-style-type: none"> (a) does not compromise the utilisation of mining resources and transport routes or access routes to the mining resources; (b) does not adversely affect the safe and efficient operation of the mining related activities; (c) is sited, designed or of a nature that ensures that the use is not sensitive to the potential impacts of mining related activities such as noise and dust emissions; and (d) makes provision for adequate buffers between the mining resources and new development. 	
Flood Risk	
<p>PO34 Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.</p> <p>and</p> <p>PO35 Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.</p> <p>and</p> <p>PO36 Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties.</p> <p>and</p> <p>PO37 Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.</p> <p>and</p> <p>PO38 Essential community infrastructure in any area mapped on Overlay Maps OM-0401 - OM-0404 as Flood Hazard Area is able to function effectively during and immediately after flood.</p> <p>and</p> <p>For reconfiguring a lot only</p> <p>PO39 The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.</p>	
Infrastructure	
Roads and railway	
<p>PO40 Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.</p> <p>and</p> <p>PO41 Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 achieve a level of amenity consistent with the intended use.</p> <p>and</p> <p>Electricity</p> <p>PO42 Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.</p> <p>and</p> <p>PO43 Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.</p>	

Table 5.5.3 For assessable development

Performance Outcomes	
Water Resources	
PO44	Development within the Callide and Kroombit Dam Water Resource Catchment Areas or the weir buffers shown on Overlay Map OM-08 protects the quality and availability of raw water for consumption, as determined by a suitably qualified water quality expert.
and	
PO45	Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.
and	
PO46	Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.

5.6 Industry Zone

5.6.1 Categories of Assessment – Material Change of Use

The following table identifies the categories of assessment for development in the Industry Zone for making a material change of use.

Table 5.6.1 Industry Zone	
Accepted development	
Emergency services	
Substation	
If not:	
<ul style="list-style-type: none"> ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; 	
Telecommunications facility	
Utility installation	
If not a waste management service or sewage treatment	
Warehouse	
If not located in Theodore and in an existing commercial building or involving only minor building work	
Accepted development subject to requirements	
Use	Requirements
Except if in Theodore	
Aquaculture If using above ground tanks in a roofed facility with a floor area not exceeding 100m ²	Code for self-assessable development – Low impact aquaculture (Code Number: AQUA01) Editor's note—This Code is provided by the Department of Agriculture and Fisheries.
Food and drink outlet If: <ul style="list-style-type: none"> ▪ in an existing building or involving only minor building work; and ▪ without a drive-through facility 	Industry Zone Code – Table 5.6.2
Low impact industry	Industry Zone Code – Table 5.6.2 Development Design Code – Table 6.3.1
Major electricity infrastructure	Industry Zone Code – Table 5.6.2 Development Design Code – Table 6.3.1
Medium impact industry If in an existing commercial building or involving only minor building work	Industry Zone Code – Table 5.6.2 Development Design Code – Table 6.3.1

Table 5.6.1 Industry Zone	
Rural industry If in an existing commercial building or involving only minor building work	Industry Zone Code – Table 5.6.2 Development Design Code – Table 6.3.1
Service industry	Industry Zone Code – Table 5.6.2 Development Design Code – Table 6.3.1
Substation If not accepted development	Industry Zone Code – Table 5.6.2 Development Design Code – Table 6.3.1
Transport depot If in an existing commercial building or involving only minor building work	Industry Zone Code – Table 5.6.2 Development Design Code – Table 6.3.1
Warehouse If involving building works	Industry Zone Code – Table 5.6.2 Development Design Code – Table 6.3.1
Assessable development	
Use	Requirements
Code assessment	
Agriculture supplies store	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Bulk landscape supplies	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Caretaker's accommodation	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Car wash	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Food and drink outlet If not accepted development	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Hardware and trade supplies	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Indoor sport and recreation If in an existing commercial building or involving only minor building work	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Low impact industry If not accepted development	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Medium impact industry If not accepted development	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Outdoor sales	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Rural industry If not accepted development	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Service industry If not accepted development	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Service station	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Transport depot If not accepted development	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Utility installation If not accepted development	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Warehouse If not accepted development	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Impact assessment	
Any defined use not listed in this table. Any undefined use.	The Planning Scheme

Editor's note – The above categories of assessment apply unless otherwise prescribed in the Act or the regulation.

5.6.2 Industry Zone Code

5.6.2.1 Application

- (1) This code applies to development where the code is identified as applicable in the Categories of Assessment Table. When using this code, reference should be made to Section 1.5.2 and, where applicable, Section 1.6.1.

5.6.2.2 Purpose

- (1) The purpose of the Industry Zone is to provide for:
 - (a) a variety of industry activities; and
 - (b) other uses and activities that:
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities;
- (2) The purpose of the Code will be achieved through the following overall outcomes:
 - (a) industrial development is located, designed and managed to maintain safety to people, avoids adverse impacts on the natural environment and minimises impacts on adjacent non-industrial land;
 - (b) greenfield development:
 - (i) incorporates a variety of lot sizes, facilitates economic clusters and accommodates a range of industrial uses requiring large land areas and access to transport infrastructure;
 - (ii) integrates with surrounding industrial areas in terms of form, intensity of use, connections to infrastructure and transport networks;
 - (iii) meets the physical and social needs of workers and visitors;
 - (c) development is located with due regard to servicing and infrastructure demands and maximising efficient use of transport, water, sewerage, electricity, gas and telecommunications infrastructure, other associated industries and work force;
 - (d) industrial activities generate traffic movements appropriate to the capacity of the road network they access, do not compromise the safe operation of the State-controlled road network and limit the impacts of heavy vehicle traffic movements through the General Residential Zone or Rural Residential Zone;
 - (e) the scale, presentation, character and built form of development contributes to a high standard of amenity along major transport routes and where adjacent to land in other zones;
 - (f) non-industrial uses, such as offices, shops and trade related business activities are ancillary to and directly support industrial uses;
 - (g) higher order commercial and retail uses conflict with the purpose of this zone and locate in the appropriate zone;
 - (h) the viability of existing and future industrial activities is protected from the intrusion of incompatible uses;
 - (i) development maintains the prevailing streetscape character;
 - (j) and where affected by an overlay for:
 - (i) biodiversity
 - (A) development retains the biodiversity and ecological connectivity functions of natural features such as waterways, wetlands and bushland;
 - (B) areas of significant ecological and environmental value are protected from the intrusive impacts of adjacent development;
 - (C) development includes effectual biosecurity management practices;
 - (ii) bushfire or flood risk:
 - (A) the use and works support and do not unduly burden disaster management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;
 - (B) development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;
 - (C) development that intensifies occupancy of a site in Theodore responds to the elevated flood risk hazard by ensuring that emergency management plans allow appropriate responses to emergency measures having consideration to the numbers and capabilities of existing and future users of the development;

- (D) works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;
- (E) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
- (F) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
- (iii) infrastructure:
 - (A) the viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing infrastructure;
 - (B) an appropriate level of amenity is maintained for development in the vicinity of identified infrastructure;
 - (C) the interaction between transport infrastructure and sensitive land uses is managed to maintain the efficiency of the transport network and to protect community health and amenity;
- (iv) water resources:
 - (A) water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;
 - (B) development does not adversely impact on the recharge capacity of the groundwater management areas;

5.6.2.3 Requirements for accepted development or assessment benchmarks

Table 5.6.2 For accepted development

Acceptable Outcomes
Building reuse
AO1.1 There is no change to existing access arrangements, or reduction of existing on-site car parking spaces, vehicle manoeuvring capacity and service vehicle provision.
Built form
AO2.1 Maximum building height is 12m above ground level. and AO2.2 Total use area is no more than 75% of the site, excluding car parking areas. and AO2.3 Buildings are setback from all road frontages by a minimum distance of 6m. and AO2.4 Buildings, loading/unloading areas and refuse storage are setback from common boundaries with land in the General Residential Zone by a minimum distance of: (a) 6m to rear boundaries; and (b) 3m or half the building height, whichever is the greater, from side boundaries
Site layout and design
AO3.1 The main entry to the building is visible and directly accessible from the street. and AO3.2 Direct pedestrian access from the footpath to the front entrance of the building is provided and separated from vehicle access and parking areas. and AO3.3 Any ancillary office or sales area is located at the front of the building and designed with 25% of un-obscured glazing in facades facing public areas. and AO3.4 Fences along the frontage of the site have a maximum height of 1.2m or are 75% transparent.
Amenity
AO4.1 Where sharing a common boundary with land in the General Residential Zone or a sensitive land use: (a) a landscaped strip with a minimum width of 1.5m is provided along each common boundary; and (b) a 1.8m high solid acoustic screen fence is constructed along the full length of each common boundary; and

Table 5.6.2 For accepted development

Acceptable Outcomes
<p>(c) windows located above ground level and overlooking the common boundary:</p> <ul style="list-style-type: none"> (i) are fitted with fixed external privacy screens; or (ii) incorporate non-transparent glazing; or (iii) have minimum sill heights of 1.5m; <p>and</p> <p>AO4.2 The vertical illumination resulting from direct or indirect light from the premises is 8lux or less when measured at ground level at any point 1.5m outside the site.</p> <p>and</p> <p>AO4.3 Development achieves the applicable requirements of:</p> <ul style="list-style-type: none"> (a) the <i>Environmental Protection (Air) Policy 2019</i>; and (b) the <i>Environmental Protection (Noise) Policy 2019</i>; <p>and</p> <p>AO4.4 All mechanical plant and equipment fitted to service the development incorporate acoustic attenuation and are fully screened from view at the property boundary.</p> <p>and</p> <p>AO4.5 Where within 150m of land in the General Residential Zone or a sensitive land use:</p> <ul style="list-style-type: none"> (a) outdoor operations only occur between 7:00am and 7:00pm Monday to Saturday; and (b) between 7:00pm and 7:00am and at any time on Sundays or public holidays, indoor activities are limited to office and administrative tasks; and (c) loading and unloading of service vehicles only occurs between 7:00am and 6:00pm, Monday to Friday or 7:00am and 12:00pm on Saturday;
Servicing
<p>AO5.1 Stormwater is discharged to a lawful point of discharge that integrates with established drainage infrastructure.</p> <p>and</p> <p>AO5.2 Refuse storage areas are located behind the front building line.</p>
For development affected by one or more overlays
Biodiversity
<p>AO6.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204.</p> <p>or</p> <p>AO6.2 For areas identified as Regulated Vegetation Category R and where an assessment confirms the presence of a defined drainage feature, watercourse or native vegetation, development is excluded from the mapped area.</p> <p>or</p> <p>AO6.3 Where a PMAV is approved by an administering authority following the commencement of this planning scheme, development may occur in mapped Regulated Vegetation Areas on Overlay Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists.</p> <p>or</p> <p>AO6.4 Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented.</p> <p>and</p> <p>AO6.5 Development is setback from land identified as Wildlife Habitat, Watercourses or Wetlands on Overlay Maps OM-0201 - OM-0204 a minimum of:</p> <ul style="list-style-type: none"> (a) 20 metres if in an urban or rural residential area; (b) 50 metres in other areas. <p>and</p> <p>AO6.6 Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-0201 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation.</p> <p>and</p> <p>AO6.7 A biosecurity plan is prepared and implemented to control the threat of species identified as invasive biosecurity matters.</p>

Table 5.6.2 For accepted development

Acceptable Outcomes
Bushfire Risk
<p>AO7.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;</p> <p>or</p> <p>AO7.2 A written assessment by an experienced or qualified bushfire management consultant confirms that the site is not a Bushfire Prone Area as mapped on Overlay Maps OM-0301 - OM-0304;</p> <p>or</p> <p>AO7.3 Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301 - OM-0304 as Medium Potential Bushfire Intensity Areas or Potential Impact Buffer Area complies with an approved Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) lot design and the siting of buildings and uses such that: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; (ii) efficient emergency access is optimised; (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation; (b) firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; (ii) access for fire-fighting or other emergency vehicles; (c) provision for water supply dedicated to fire-fighting purposes; (d) the required extent of vegetation clearing and landscaping and where required modified development design and/or lot layout to minimise clearing of regulated vegetation and impacts on matters of environmental significance; (e) landscaping species that are less likely to exacerbate a bushfire event; <p>and</p> <p>AO7.4 No hazardous materials, manufactured or stored in bulk, are on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p> <p>and</p> <p>AO7.5 New dwellings on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area are:</p> <ul style="list-style-type: none"> (a) located centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient (b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m; <p>and</p> <p>AO7.6 Where a reticulated water supply is not available, water supply tanks are provided for fire-fighting purposes within the development. The water tanks must:</p> <ul style="list-style-type: none"> (a) have 25,000 litres dedicated for fire-fighting purposes; (b) have a minimum pressure and flow of 10 litres a second at 200 kPa; (c) be of concrete construction; (d) have an outlet pipe of 50mm in diameter, fitted with a 50mm male camlock (standard rural fire brigade fitting) and an isolating valve; <p>and</p> <p>AO7.7 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.</p> <p>and</p> <p>AO7.8 A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet.</p> <p>and</p> <p>AO7.9 Development includes road access for fire-fighting appliances that has:</p> <ul style="list-style-type: none"> (a) a minimum cleared width of 6m and a minimum formed width of 4m; (b) a minimum of 4.8m vertical clearance; (c) a cross-fall of no greater than 10 degrees; (d) a maximum gradient of 12.5%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance;

Table 5.6.2 For accepted development

Acceptable Outcomes
<p>(e) provides areas for vehicles to pass or turn at intervals of not more than 200m; and AO7.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.</p>
Flood Risk
<p>AO8.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404. or AO8.2 Development is sited above the defined flood event where known, or the highest known flood event, as follows: <ul style="list-style-type: none"> (a) habitable floor levels - 500mm; (b) non-habitable floor levels - 300mm; (c) on-site sewage treatment, services infrastructure (including electricity, gas, water supply, sewerage and telecommunications) and storage areas for potential contaminants - 300mm; (d) all other development - 0mm; or AO8.3 Building work below the nominated flood level allows for the flow through of flood water at ground level by: <ul style="list-style-type: none"> (a) leaving the structure below flood level unenclosed; or (b) aligning any enclosure below flood level with the direction of water flow; or (c) ensuring any enclosure below flood level and not aligning with the direction of water flow have openings that are at least 50% of the enclosed area with a minimum opening of 75mm; and AO8.4 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions. and AO8.5 Works associated with the proposed development do not: <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times; and AO8.6 There is no manufacture or storage of hazardous materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of a defined flood event, or the highest known flood event. and AO8.7 Works in urban areas do not involve: <ul style="list-style-type: none"> (a) any physical alteration to a watercourse or floodway including vegetation clearing; (b) a net increase in filling; and AO8.8 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p>
Infrastructure
<p>Water treatment, wastewater treatment and waste disposal facilities AO9.1 Development does not result in an increase in the number of people on a site for a sensitive land use in the separation area associated with the solid waste management, sewerage and water treatment facilities as identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05. and Roads and railway AO9.2 Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05 incorporates a landscaped buffer along the frontage of the site: <ul style="list-style-type: none"> (a) a minimum width of two metres to a State-controlled road or one metre to any other identified road; </p>

Table 5.6.2 For accepted development

Acceptable Outcomes
<p>(b) incorporating species with a minimum mature height of three metres;</p> <p>and</p> <p>AO9.3 Sensitive land uses are:</p> <p>(a) designed with outdoor living areas that are shielded from the emission source associated with the road;</p> <p>(b) designed with emission-sensitive rooms furthest from the road corridor;</p> <p>(c) constructed of materials that achieve the weighted sound reduction value;</p> <p>Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.</p> <p>and</p> <p>Electricity</p> <p>For sites 5 hectares or larger</p> <p>AO9.4 Sensitive land uses maintain the following separation distances from the following electricity infrastructure:</p> <p>(a) 20 m for transmission lines up to 132 kilovolts;</p> <p>(b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts;</p> <p>(c) 40 m for transmission lines exceeding 275 kilovolts;</p> <p>(d) 50 m for high voltage substations;</p> <p>and</p> <p>AO9.5 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>
Water Resources
<p>AO10.1 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.</p> <p>or</p> <p>AO10.2 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.</p> <p>and</p> <p>AO10.3 Development does not involve:</p> <p>(a) any increase in impervious area; and</p> <p>(b) there is no discharge of potential water contaminants;</p>

Table 5.6.3 For assessable development

Performance Outcomes
General
Built form
<p>PO1 The density, built form and appearance of development creates a well-ordered, industrial character for the area.</p>
Site layout and design
<p>PO2 The site layout and design creates a safe and secure environment.</p>
Amenity
<p>Where sharing a common boundary with land in the General Residential Zone</p> <p>PO3 Landscaping and fencing along the full length of each common boundary protects the privacy and amenity of adjoining residences.</p> <p>Where within 150m of land in the General Residential Zone</p> <p>PO4 Outdoor activities associated with the use maintain the early morning and late evening amenity of the surrounding area.</p> <p>and</p> <p>PO5 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) is acoustically screened and are fully screened from view at the property boundary.</p> <p>and</p> <p>PO6 Light spill from the premises does not create a nuisance outside the site.</p> <p>and</p> <p>PO7 The air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> are maintained for the ongoing operation of the use.</p>

Table 5.6.3 For assessable development

Performance Outcomes	
and	PO8 The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.
and	PO9 Development is separated from sensitive land uses by: <ul style="list-style-type: none"> (a) 250m – medium impact industry; (b) 500m – high impact industry;
and	PO10 Landscaping contributes to the established streetscape, protects visual amenity and offers effective screening of unsightly activities.
Servicing	
	PO11 Development are connected to reticulated water supply and sewerage.
and	PO12 Site access is provided to a surveyed, formed and sealed road.
and	PO13 Direct access to a State-controlled road is only provided where no alternative exists.
and	PO14 Where practical, adjoining industrial uses utilise a shared access point.
Contamination	
	PO15 Areas where potentially contaminating substances are stored or used are covered and bunded.
and	PO16 Provision is made for spills to be controlled on-site for removal and disposal by an approved means.
and	PO17 Liquid or solid wastes are not discharged directly to land or waters.
Non-industrial uses	
	PO18 Use of the Industry Zone does not prejudice the ongoing and future use of land for industrial purposes.
and	PO19 Ancillary office and sales activities remain subordinate to the industrial activities on the site.
and	PO20 Commercial uses are established at accessible locations and are limited to small-scale outlets that provide goods and services for local industries and employees.
	PO21
Caretaker's accommodation	
	PO22 Caretaker's accommodation is subsidiary to the non-residential use on the same site.
and	PO23 Caretaker's accommodation provides the amenity, privacy and comfort associated with long-term habitation.
For development affected by one or more overlays	
Biodiversity	
	PO24 Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.
and	PO25 Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.
and	PO26 Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.
and	PO27 Development prevents the incursion or spread of species identified as invasive biosecurity matters.
Bushfire Risk	
	PO28 Development avoids any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration:

Table 5.6.3 For assessable development

Performance Outcomes	
<ul style="list-style-type: none"> (a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ecological values of the site; (f) ongoing maintenance; and (g) on-site and off-site fire hazard implications; 	
and	
PO29	Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events.
and	
PO30	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.
and	
PO31	Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings.
and	
PO32	Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.
For reconfiguring a lot by subdivision only	
PO33	Subdivision design incorporates a perimeter road that: <ul style="list-style-type: none"> (a) is located between the boundary of the proposed lots and the bushfire hazard area; (b) has a minimum cleared width of 20m and a constructed minimum road width of 6m; (c) has a maximum gradient of 12.5%; (d) is constructed to an all-weather standard and ensures any culverts and bridges have a minimum load bearing of 15 tonnes;
and	
PO34	Fire trails are provided to: <ul style="list-style-type: none"> (a) mitigate against bushfire hazard; (b) enable access for fire fighters, residents and equipment; and (c) allow access for hazard reduction management programs;
and	
PO35	Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.
Flood Risk	
Generally	
PO36	Development is designed and sited to ensure structures are adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with the defined flood event.
and	
PO37	Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties.
and	
PO38	Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.
and	
PO39	Essential community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.
and	
For industrial development in Theodore only	
PO40	All development within the town of Theodore is subject to a fit-for-purpose Flood Risk Assessment prepared by a suitably qualified person in accordance with the Flood Planning Scheme Policy.
and	
PO41	Development is located: <ul style="list-style-type: none"> (a) south of Seventh Avenue; (b) outside of and can evacuate the site without passing through the 5%AEP area mapped on Overlay Map OM-0402; and

Table 5.6.3 For assessable development

Performance Outcomes	
<p>(c) outside the areas identified on Overlay Map OM-0402 as Flood Hazard Vulnerability Class H4 or higher;</p> <p>or</p> <p>PO42 Development north of Seventh Avenue or inside the 5%AEP or H4 and higher Flood Hazard Vulnerability Classes is located, designed and operated in accordance with the recommendations of the Flood Risk Assessment required by PO40.</p> <p>and</p> <p>PO43 Land use is compatible with the flood hazard for Theodore and does not include uses that have high concentrations of people or are difficult to evacuate such as child care centre, health care service, hospital, veterinary service (if involving animal keeping) or commercial accommodation activity.</p> <p>and</p> <p>PO44 The design and layout of the development provides for:</p> <ul style="list-style-type: none"> (a) vehicle parking and other low-intensity, non-habitable activities at ground level; (b) work areas above parking areas to increase flood immunity; (c) expensive plant, equipment and stock in the part of the site with the greatest flood immunity; <p>and</p> <p>PO45 Building materials and surface treatments used below the defined flood event are resistant to water damage and do not include wall cavities that may be susceptible to the intrusion of water and sediment.</p> <p>and</p> <p>PO46 Electrical switchboards, data servers and the like are located 300mm above the defined flood event or are designed and constructed to withstand submergence in flood water.</p> <p>and</p> <p>PO47 Plumbing fixtures connected to the reticulated sewerage network are designed to be 300mm above the defined flood event or are fitted with reflux valves to prevent the intrusion of flood water into the sewerage network.</p> <p>and</p> <p>For industrial development in other locations</p> <p>PO48 Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.</p> <p>and</p> <p>PO49 Services infrastructure is designed and constructed to prevent risk of electrocution or intrusion of flood water into reticulated networks.</p> <p>and</p> <p>PO50 Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.</p> <p>and</p> <p>For reconfiguring a lot only</p> <p>PO51 The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.</p>	
Infrastructure	
<p>Water treatment, wastewater treatment and waste disposal facilities</p> <p>PO52 Separation distances are established between solid waste management facilities, water or sewerage treatment plants and incompatible land uses that protects the ongoing operation of the facility and the amenity for occupants or users of nearby premises.</p> <p>and</p> <p>Roads and railways</p> <p>PO53 Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.</p> <p>and</p> <p>PO54 Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 achieve a level of amenity consistent with the intended use.</p> <p>and</p>	

Table 5.6.3 For assessable development

Performance Outcomes	
Electricity	
PO55	Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.
and	
PO56	Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.
Water Resources	
PO57	Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.
and	
PO58	Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.

5.7 Special Industry Zone

5.7.1 Categories of Assessment – Material Change of Use

The following table identifies the categories of assessment for development in the Special Industry Zone for making a material change of use.

Table 5.7.1 Special Industry Zone	
Accepted development	
Major electricity infrastructure	
Substation	
If not:	
<ul style="list-style-type: none"> ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; or ▪ identified on the Infrastructure Overlay Maps OM-07B01 – OM-07B02 (Pipeline or Pipeline Corridor); 	
Accepted development subject to requirements	
Use	Requirements
High impact industry If an extension or modification to an existing use	Special Industry Zone Code – Table 5.7.2
Special industry If an extension or modification to an existing use	Special Industry Zone Code – Table 5.7.2
Substation If not accepted development	Special Industry Zone Code – Table 5.7.2 Development Design Code – Table 6.3.1
Assessable development	
Code assessment	
Caretaker's accommodation	Special Industry Zone Code – Table 5.7.3 Development Design Code – Table 6.3.2
Impact assessment	
Any defined use not listed in this table. Any undefined use.	The Planning Scheme

Editor's note – The above categories of assessment apply unless otherwise prescribed in the Act or the regulation.

5.7.2 Special Industry Zone Code

5.7.2.1 Application

- (1) This code applies to development where the code is identified as applicable in the Categories of Assessment Table. When using this code, reference should be made to Section 1.5.2 and, where applicable, Section 1.6.1.

5.7.2.2 Purpose

- (1) The purpose of the Special Industry Zone is to provide for:
 - (a) special industry; and
 - (b) other uses and activities that:
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities;
- (2) The purpose of the Code will be achieved through the following overall outcomes:
 - (a) the use of the zone for the generation of electricity, the processing or manufacture of ammonium nitrate or cotton based products, the intensive slaughter of animals for food production or the loading of coal is facilitated;
 - (b) ancillary uses that directly support special industry are consistent with the purpose of the zone;
 - (c) special industries maintain the safety of people and minimise impacts on existing surrounding uses, having regard to the inherent risks and hazards associated with their operation;
 - (d) and where affected by an overlay for:
 - (i) agriculture:
 - (A) development is compatible with the viability, integrity, operation and maintenance of the stock route network;
 - (ii) biodiversity:
 - (A) development retains the biodiversity and ecological connectivity functions of natural features such as waterways, wetlands and bushland;
 - (B) areas of significant ecological and environmental value are protected from the intrusive impacts of adjacent development;
 - (C) development includes effectual biosecurity management practices;
 - (iii) bushfire or flood risk:
 - (A) the use and works support and do not unduly burden disaster management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;
 - (B) development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;
 - (C) works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;
 - (D) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
 - (E) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
 - (iv) extractive and mining resources:
 - (A) the establishment, continuation and productivity of mining tenements and designated Key Resource Areas is facilitated and protected from irreversible alienation;
 - (B) development for mining tenements or extractive resources provides access from transport infrastructure of a standard suitable to the volume and weight of traffic generated by the development;
 - (C) existing or future development of mining tenements and within designated Key Resource Areas and their identified transport routes is not prejudiced by the intrusion of incompatible uses;

- (v) infrastructure:
 - (A) the viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing infrastructure;
 - (B) an appropriate level of amenity is maintained for development in the vicinity of identified infrastructure;
 - (C) the interaction between transport infrastructure and sensitive land uses is managed to maintain the efficiency of the transport network and to protect community health and amenity;
- (vi) water resources:
 - (A) water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;
 - (B) development does not adversely impact on the recharge capacity of the groundwater management areas;

5.7.2.3 Requirements for accepted development or assessment benchmarks

Table 5.7.2 For accepted development

Acceptable Outcomes
Visual impacts
<p>AO1.1 The height of new building work does not exceed:</p> <ul style="list-style-type: none"> (a) Tey's Abattoir and Moura Cotton Gin – 10m; (b) Callide Power Station, Moura Queensland Nitrate Plant, Moura coal train load-out facility – no limit; <p>and</p> <p>AO1.2 New works are screened from view from public areas by landscaping with a minimum depth of 2m.</p> <p>and</p> <p>AO1.3 New operations are wholly enclosed in a building.</p> <p>and</p> <p>AO1.4 External works and activities are located no closer to a sensitive land use than any existing lawful works, structures or activities.</p>
For development affected by one or more overlays
Agricultural Land
<p>AO2.1 All new access points from a road serving as a stock route incorporate a grid or effective gate to prevent stock entry between the stock route and adjoining premises.</p> <p>and</p> <p>AO2.2 Boundary fencing is maintained to the road boundary adjoining a stock route.</p>
Biodiversity
<p>AO3.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204.</p> <p>or</p> <p>AO3.2 For areas identified as Regulated Vegetation Category R and where an assessment confirms the presence of a defined drainage feature, watercourse or native vegetation, development is excluded from the mapped area.</p> <p>or</p> <p>AO3.3 Where a PMAV is approved by an administering authority following the commencement of this planning scheme, development may occur in mapped Regulated Vegetation Areas on Overlay Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists.</p> <p>or</p> <p>AO3.4 Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented.</p> <p>and</p> <p>AO3.5 Development is setback from land identified as Wildlife Habitat, Watercourses or Wetlands on Overlay Maps OM-0201 - OM-0204 a minimum of:</p> <ul style="list-style-type: none"> (a) 20 metres if in an urban or rural residential area; (b) 50 metres in other areas. <p>and</p>

Table 5.7.2 For accepted development

Acceptable Outcomes
<p>AO3.6 Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-0201 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation.</p> <p>and</p> <p>AO3.7 A biosecurity plan is prepared and implemented to control the threat of species identified as invasive biosecurity matters.</p>
Bushfire Risk
<p>AO4.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;</p> <p>or</p> <p>AO4.2 A written assessment by an experienced or qualified bushfire management consultant confirms that the site is not a Bushfire Prone Area as mapped on Overlay Maps OM-0301 - OM-0304;</p> <p>or</p> <p>AO4.3 Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301 - OM-0304 as Medium Potential Bushfire Intensity Areas or Potential Impact Buffer Area complies with an approved Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) lot design and the siting of buildings and uses such that: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; (ii) efficient emergency access is optimised; (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation; (b) firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; (ii) access for fire-fighting or other emergency vehicles; (c) provision for water supply dedicated to fire-fighting purposes; (d) the required extent of vegetation clearing and landscaping and where required modified development design and/or lot layout to minimise clearing of regulated vegetation and impacts on matters of environmental significance; (e) landscaping species that are less likely to exacerbate a bushfire event; <p>and</p> <p>AO4.4 No hazardous materials, manufactured or stored in bulk, are on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p> <p>and</p> <p>AO4.5 New dwellings on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area are:</p> <ul style="list-style-type: none"> (a) located centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient (b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m; <p>and</p> <p>AO4.6 Where a reticulated water supply is not available, water supply tanks are provided for fire-fighting purposes within the development. The water tanks must:</p> <ul style="list-style-type: none"> (a) have 25,000 litres dedicated for fire-fighting purposes; (b) have a minimum pressure and flow of 10 litres a second at 200 kPa; (c) be of concrete construction; (d) have an outlet pipe of 50mm in diameter, fitted with a 50mm male camlock (standard rural fire brigade fitting) and an isolating valve; <p>and</p> <p>AO4.7 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.</p> <p>and</p> <p>AO4.8 A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet.</p>

Table 5.7.2 For accepted development

Acceptable Outcomes
<p>and</p> <p>AO4.9 Development includes road access for fire-fighting appliances that has:</p> <ul style="list-style-type: none"> (a) a minimum cleared width of 6m and a minimum formed width of 4m; (b) a minimum of 4.8m vertical clearance; (c) a cross-fall of no greater than 10 degrees; (d) a maximum gradient of 12.5%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance; (e) provides areas for vehicles to pass or turn at intervals of not more than 200m; <p>and</p> <p>AO4.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.</p>
<p>Extractive and Mining Resources</p>
<p>AO5.1 Development in the resource or processing area depicted on Overlay Map OM-09 is for:</p> <ul style="list-style-type: none"> (a) extractive or resource industries or is directly associated therewith, or (b) other uses that would not constrain existing or future extractive or resource activities, or (c) a temporary use; <p>and</p> <p>AO5.2 Sensitive land uses on lots which share a boundary with land identified as a mining tenement or designated Key Resource Areas are a minimum of 1000m from blasting-based extraction or 200m from mechanical extraction e.g. ripping.</p>
<p>Flood Risk</p>
<p>AO6.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p> <p>or</p> <p>AO6.2 Development is sited above the defined flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) habitable floor levels - 500mm; (b) non-habitable floor levels - 300mm; (c) on-site sewage treatment, services infrastructure (including electricity, gas, water supply, sewerage and telecommunications) and storage areas for potential contaminants - 300mm; (d) all other development - 0mm; <p>or</p> <p>AO6.3 Building work below the nominated flood level allows for the flow through of flood water at ground level by:</p> <ul style="list-style-type: none"> (a) leaving the structure below flood level unenclosed; or (b) aligning any enclosure below flood level with the direction of water flow; or (c) ensuring any enclosure below flood level and not aligning with the direction of water flow have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO6.4 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.</p> <p>and</p> <p>AO6.5 Signage is provided on site indicating at least one clear and direct pedestrian and vehicle evacuation route that remains passable during all floods up to and including the defined flood event.</p> <p>and</p> <p>AO6.6 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times; <p>and</p>

Table 5.7.2 For accepted development

Acceptable Outcomes
<p>A06.7 There is no manufacture or storage of hazardous materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of a defined flood event, or the highest known flood event.</p> <p>and</p> <p>A06.8 Works in rural areas:</p> <ul style="list-style-type: none"> (a) do not involve a net increase in filling greater than 50m³ if within 100 metres of a wetland or waterway; (b) do not result in any reductions of on-site flood storage capacity; (c) contain within the subject site any changes to the depth, duration or velocity of flood waters; <p>and</p> <p>A06.9 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p>
<p style="text-align: center;">Infrastructure</p>
<p>Roads and railway</p> <p>A07.1 Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05 incorporates a landscaped buffer along the frontage of the site:</p> <ul style="list-style-type: none"> (a) a minimum width of two metres to a State-controlled road or one metre to any other identified road; (b) incorporating species with a minimum mature height of three metres; <p>and</p> <p>A07.2 Sensitive land uses are:</p> <ul style="list-style-type: none"> (a) designed with outdoor living areas that are shielded from the emission source associated with the road; (b) designed with emission-sensitive rooms furthest from the road corridor; (c) constructed of materials that achieve the weighted sound reduction value; <p>Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.</p> <p>and</p> <p>A07.3 Works not associated with the rail corridor provide a minimum separation of 20 metres from a rail corridor boundary or the Surat Basin Infrastructure Corridor identified on Infrastructure Overlay Maps OM-07B01 – OM-07B04.</p> <p>and</p> <p>Coal load-out facility and transport road</p> <p>A07.4 Development for a sensitive land use is separated a minimum of 300 metres from any boundary adjacent to a Coal Train Load-Out Facility or Coal Transport Road identified on Overlay Map OM-07B01 or OM-07B03.</p> <p>and</p> <p>A07.5 Access to the coal transport road is designed and constructed in accordance with the CMDG.</p> <p>and</p> <p>Oil and gas pipelines</p> <p>A07.6 A minimum of 200 metres separates buildings and structures from the identified petroleum and natural gas pipeline infrastructure on Infrastructure Overlay Maps OM-07B01 – OM-07B02 if the development:</p> <ul style="list-style-type: none"> (a) increases the number of people living, working or congregating on the site; or (b) involves the storage of flammable, explosive or other hazardous materials; <p>and</p> <p>Power station</p> <p>A07.7 Development does not establish a sensitive land use in the separation area associated with the power station as identified on Infrastructure Overlay Map OM-07C05.</p> <p>and</p> <p>Electricity</p> <p>For sites 5 hectares or larger</p> <p>A07.8 Sensitive land uses maintain the following separation distances from the following electricity infrastructure:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts; (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 m for transmission lines exceeding 275 kilovolts; (d) 50 m for high voltage substations;

Table 5.7.2 For accepted development

Acceptable Outcomes
and AO7.9 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.
Water Resources
AO8.1 The following activities do not establish within the Callide and Kroombit Dam Water Resource Catchment Areas or within the weir buffers shown on Overlay Map OM-08: (a) intensive horticulture; (b) intensive animal industry;
and AO8.2 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.
or AO8.3 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.
and AO8.4 Development does not involve: (a) any increase in impervious area; and (b) there is no discharge of potential water contaminants;

Table 5.7.3 For assessable development

Performance Outcomes
General
Building height
PO1 Development maintains the built form and character of the Zone.
Amenity
PO2 New external works and activities are located no closer to a sensitive land use in 1km radius of the site than any existing lawful works, structures or activities associated with the use.
or PO3 New operations are not visibly intrusive to any nearby sensitive land use.
and PO4 Landscaping protects visual amenity and offer effective screening of unsightly activities.
Non-industrial uses
PO5 Ancillary office and sales activities remain subordinate to the industrial activities on the site.
Caretaker's accommodation
PO6 Caretaker's accommodation is subsidiary to the non-residential use on the same site.
and PO7 Caretaker's accommodation provides the amenity, privacy and comfort associated with long-term habitation.
For development affected by one or more overlays
Agricultural Land
PO8 Development maintains the operational efficiency and ongoing integrity and function of stock routes.
Biodiversity
PO9 Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.
and PO10 Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.
and PO11 Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.
and

Table 5.7.3 For assessable development

Performance Outcomes	
PO12 Development prevents the incursion or spread of species identified as invasive biosecurity matters.	
Bushfire Risk	
PO13	Development avoids any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration: <ul style="list-style-type: none"> (a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ecological values of the site; (f) ongoing maintenance; and (g) on-site and off-site fire hazard implications; and
PO14	Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events.
and	
PO15	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.
and	
PO16	Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings.
and	
PO17	Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.
and	
PO18	Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.
Extractive and Mining Resources	
PO19	The long term availability of the extractive or mining resources for extraction or processing is maintained.
and	
PO20	Development in the vicinity of mining tenements: <ul style="list-style-type: none"> (a) does not compromise the utilisation of mining resources and transport routes or access routes to the mining resources; (b) does not adversely affect the safe and efficient operation of the mining related activities; (c) is sited, designed or of a nature that ensures that the use is not sensitive to the potential impacts of mining related activities such as noise and dust emissions; and (d) makes provision for adequate buffers between the mining resources and new development.
Flood Risk	
PO21	Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.
and	
PO22	Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.
and	
PO23	Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties.
and	
PO24	Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.
and	
PO25	Essential community infrastructure in any area mapped on Overlay Maps OM-0401 - OM-0404 as Flood Hazard Area is able to function effectively during and immediately after flood.
and	

Table 5.7.3 For assessable development

Performance Outcomes
<p>For reconfiguring a lot only</p> <p>PO26 The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.</p>
<p align="center">Infrastructure</p>
<p>Roads and railway</p> <p>PO27 Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.</p> <p>and</p> <p>PO28 Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 achieve a level of amenity consistent with the intended use.</p> <p>and</p> <p>PO29 Development provides protection for site users from unreasonable interference associated with rail operations noise.</p> <p>and</p> <p>PO30 Development protects rail corridors from intrusion of incompatible land use by incorporating separation distances consistent with the intended use.</p> <p>and</p> <p>Coal load-out facility and haul route</p> <p>PO31 Uses are protected from adverse noise, vibration, air emissions and traffic safety impacts associated with the intensive haulage of coal along a Coal Train Load-Out Facility Haul Route and operation of a Coal Train Load-Out Facility identified on Overlay Map OM-07B01.</p> <p>and</p> <p>Oil and gas pipelines</p> <p>PO32 Separation distances between petroleum and natural gas pipeline infrastructure and people, property and hazardous materials establishes a low risk of harm or damage to people, property and the infrastructure.</p> <p>and</p> <p>Power station</p> <p>PO33 Separation distance between sensitive land uses and the power station protects the safety and amenity for occupants or users of nearby premises and the continued and unimpeded operation of the power station.</p> <p>and</p> <p>PO34 There is no increase in the number of lots in the separation area associated with the power station as identified on Infrastructure Overlay Map OM-07C05.</p> <p>and</p> <p>Electricity</p> <p>PO35 Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.</p> <p>and</p> <p>PO36 Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.</p>
<p align="center">Water Resources</p>
<p>PO37 Development within the Callide and Kroombit Dam Water Resource Catchment Areas or the weir buffers shown on Overlay Map OM-08 protects the quality and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>and</p> <p>PO38 Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.</p> <p>and</p> <p>PO39 Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.</p>

5.8 Community Facilities Zone

5.8.1 Categories of Assessment – Material Change of Use

The following table identifies the categories of assessment for development in the Community Facilities Zone for making a material change of use.

Table 5.8.1 Community Facilities Zone	
Accepted development	
Air service If in Precinct 2	
Cemetery If expansion of an existing cemetery	
Community care centre If not in Theodore and in Precinct 4 and in an existing building or involving only minor building work	
Community use If not in Theodore and in Precinct 5 and in an existing building or involving only minor building work	
Emergency services If not in Theodore and in Precinct 3 and in an existing building or involving only minor building work	
Major electricity infrastructure If in Precinct 2 and the development footprint is not altered	
Market If in Precincts 1 or 5	
Office If: <ul style="list-style-type: none"> ▪ for a government entity; and ▪ in Precinct 3; and ▪ not identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ not identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; 	
Place of worship If not in Theodore and in Precinct 5 and involving only minor building work	
Substation If in Precinct 2 and not: <ul style="list-style-type: none"> ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; or ▪ identified on the Infrastructure Overlay Maps OM-07B01 – OM-07B02 (Pipeline or Pipeline Corridor); 	
Telecommunications facility If in Precinct 2	
Utility installation If in Precinct 2 and is for the provision of transport infrastructure; or If in Precinct 6 and: <ul style="list-style-type: none"> ▪ the development footprint is not altered; or ▪ on land owned or controlled by Council 	
Accepted development subject to requirements	
Use	Requirements
Except if in Theodore	
Club If in Precinct 5	Community Facilities Zone Code – Table 5.8.2 Development Design Code – Table 6.3.1
Educational establishment If in Precinct 1 and in an existing building or involving only minor building work	Community Facilities Zone Code – Table 5.8.2
Health care service If in Precinct 4 and involving only minor building work	Community Facilities Zone Code – Table 5.8.2
Hospital If in Precinct 4 and involving only minor building work	Community Facilities Zone Code – Table 5.8.2

Table 5.8.1 Community Facilities Zone

Office If: <ul style="list-style-type: none"> ▪ for a government entity; and ▪ in Precinct 3; and ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; 	Community Facilities Zone Code – Table 5.8.2 Development Design Code – Table 6.3.1
Place of worship If in Precinct 5 and not accepted development	Community Facilities Zone Code – Table 5.8.2 Development Design Code – Table 6.3.1
Substation If not accepted development	Community Facilities Zone Code – Table 5.8.2 Development Design Code – Table 6.3.1
Assessable development	
Use	Assessment benchmarks
Code assessment	
Caretaker's accommodation	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
Child care centre	Community Facilities Zone Code – Table 5.8.3 Child Care Centre Code – Table 6.2.2 Development Design Code – Table 6.3.2
Club If not accepted development	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
Community care centre If not accepted development	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
Community use If not accepted development	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
Emergency services If not accepted development	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
Food and drink outlet If in Precinct 4	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
Health care service If not accepted development	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
Hospital If not accepted development	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
Place of worship If in Precinct 5 and not accepted development	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
Residential care facility If in Precinct 4	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
Telecommunications facility If not accepted development	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
Impact assessment	
Any defined use not listed in this table. Any undefined use.	The Planning Scheme

Editor's note – The above categories of assessment apply unless otherwise prescribed in the Act or the regulation.

5.8.2 Community Facilities Zone Code

5.8.2.1 Application

- (1) This code applies to development where the code is identified as applicable in the Categories of Assessment Table. When using this code, reference should be made to Section 1.5.2 and, where applicable, Section 1.6.1.

5.8.2.2 Purpose

- (1) The purpose of the Community Facilities Zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:
 - (a) educational establishments; and
 - (b) hospitals; and
 - (c) transport and telecommunications networks; and
 - (d) utility installations;
- (2) The purpose of the Code will be achieved through the following overall outcomes:
 - (a) community activities and services are co-located and integrated in accessible locations and meet the needs of residents and visitors;
 - (b) the viability of community activities and services is protected from the negative impacts associated with the intrusion of incompatible land uses;
 - (c) existing community uses are intended to continue and intensify if necessary having regard to infrastructure capacity and the amenity of surrounding areas;
 - (d) if the community activity or service ceases, the land is redeveloped to a use compatible with the intent of the surrounding zones;
 - (e) the Taroom, Thangool and Theodore airports are protected for the exclusive use of air services and other activities with a direct association with the provision of air services develop close to the airports and contribute to the ongoing operation, function and viability of the airports;
 - (f) the form of development is specific to the facility in recognition of particular operational, functional and locational criteria while recognising the prevailing character of the surrounding area;
 - (g) and where affected by an overlay for:
 - (i) agriculture:
 - (A) development is compatible with the viability, integrity, operation and maintenance of the stock route network;
 - (ii) biodiversity:
 - (A) development retains the biodiversity and ecological connectivity functions of natural features such as waterways, wetlands and bushland;
 - (B) areas of significant ecological and environmental value are protected from the intrusive impacts of adjacent development;
 - (C) development includes effectual biosecurity management practices;
 - (iii) bushfire or flood risk:
 - (A) the use and works support and do not unduly burden disaster management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;
 - (B) development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;
 - (C) development that intensifies occupancy of a site in Theodore responds to the elevated flood risk hazard by ensuring that emergency management plans allow appropriate responses to emergency measures having consideration to the numbers and capabilities of existing and future users of the development;
 - (D) works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;
 - (E) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
 - (F) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
 - (iv) extractive or mining resources:
 - (A) the establishment, continuation and productivity of mining tenements and designated Key Resource Areas is facilitated and protected from irreversible alienation;
 - (B) uses and works for extractive industry are located, designed and managed to contain significant environmental impacts within the site, maintain safety on and off the site, avoid significant adverse effects on the natural environment and minimise impacts on existing incompatible uses in the surrounding area;

- (C) development for mining tenements or extractive resources provides access from transport infrastructure of a standard suitable to the volume and weight of traffic generated by the development;
 - (D) existing or future development of mining tenements and within designated Key Resource Areas and their identified transport routes is not prejudiced by the intrusion of incompatible uses;
 - (E) land used for extractive industry is effectively rehabilitated on cessation of extraction activities so the environmental, social and economic value of the land is restored;
- (v) heritage:
- (A) the cultural heritage values, the context and setting of a heritage place are conserved and (where feasible) enhanced;
 - (B) development on a heritage place facilitates the appropriate use (including adaptive reuse) of the place;
 - (C) demolition of identified buildings and structures only occurs where there is no prudent and feasible alternative to the demolition or removal;
 - (D) development adjoining a heritage place is sympathetic to the cultural heritage significance of that place and does not have an adverse impact in terms of visibility, public accessibility or physical change;
- (vi) infrastructure:
- (A) the viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing infrastructure;
 - (B) an appropriate level of amenity is maintained for development in the vicinity of identified infrastructure;
 - (C) the interaction between transport infrastructure and sensitive land uses is managed to maintain the efficiency of the transport network and to protect community health and amenity;
- (vii) water resources:
- (A) water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;
 - (B) development does not adversely impact on the recharge capacity of the groundwater management areas;

5.8.2.3 Requirements for accepted development or assessment benchmarks

Table 5.8.2 For accepted development

Acceptable Outcomes
Building reuse
AO1.1 There is no change to existing access arrangements, or reduction of existing on-site car parking spaces, vehicle manoeuvring capacity and service vehicle provision.
Built form
AO2.1 Maximum building height is 8.5m above ground level. and AO2.2 Buildings are setback from road frontages: (a) primary road frontage - 6m or half the building height, whichever is greater; and (b) secondary road frontage – 3m; and AO2.3 Building setback to rear boundaries is a minimum 6m. and AO2.4 Buildings are setback from side boundaries: (a) shared with land in the General Residential Zone or sensitive land uses – 6m or half the building height, whichever is greater; or (b) in other circumstances – 6m;

Table 5.8.2 For accepted development

Acceptable Outcomes
<p style="text-align: center;">Amenity</p> <p>AO3.1 Where a non-residential use shares a common boundary with land in the General Residential Zone or a sensitive land use:</p> <ul style="list-style-type: none"> (a) a landscaped strip with a minimum width of 1.5 metres is provided along each common boundary; and (b) a 1.8 metre high solid acoustic screen fence is constructed along the full length of each common boundary; and (c) windows located above ground level and overlooking the common boundary: <ul style="list-style-type: none"> (i) are fitted with fixed external privacy screens; or (ii) incorporate non-transparent glazing; or (iii) have minimum sill heights of 1.5m; <p>and</p> <p>AO3.2 The vertical illumination resulting from direct or indirect light from the premises is 8lux or less when measured at ground level at any point 1.5m outside the site.</p> <p>and</p> <p>AO3.3 Development achieves the applicable requirements of:</p> <ul style="list-style-type: none"> (a) the <i>Environmental Protection (Air) Policy 2019</i>; and (b) the <i>Environmental Protection (Noise) Policy 2019</i>; <p>and</p> <p>AO3.4 All mechanical plant and equipment fitted to service the development incorporate acoustic attenuation and are fully screened from view at the property boundary.</p>
<p style="text-align: center;">Separation distances</p> <p>AO4.1 New development achieves the following separation distances between sensitive uses and lawfully existing or approved activities:</p> <ul style="list-style-type: none"> (a) 30m – stables; (b) 100m – Rural Industry, Low Impact Industry, commercial pigeon or quail facility (up to 2,000 breeding pairs); (c) 100m – either side of an extractive industry transport route; (d) 200m – cattle dips, dairy bails and associated yards, extractive industry (where not involving blasting); (e) 250m – Medium Impact Industry; (f) 300m – Intensive Horticulture, Cropping (spray drift); (g) 500m – stock saleyards, kennels, commercial pigeon or quail facility (more than 2,000 breeding pairs), High Impact Industry, Moura Cotton Gin; (h) 1km – Teys Abattoir, extractive industry (where involving blasting), cattle feedlot (0 – 1,000 standard cattle units), piggery (0 – 400 standard pig units), poultry farm (up to 1,000 birds); (i) 1.5km – Moura Queensland Nitrate Plant; (j) 2km – cattle feedlot (1,001 – 10,000 standard cattle units), piggery (401 – 5,000 standard pig units), poultry farm (1001 – 5,000 birds); (k) 5km – cattle feedlot (more than 10,000 standard cattle units), piggery (more than 5,000 standard pig units), poultry farm (more than 5,000 birds);
For development affected by one or more overlays
<p style="text-align: center;">Agricultural Land</p> <p>AO5.1 The proposal is not located on agricultural land identified on Overlay Map OM-01.</p> <p>or</p> <p>AO5.2 The proposal is necessary for efficient agricultural production and processing on the site.</p> <p>or</p> <p>AO5.3 The proposal provides an alternate productive rural activity that supports regionally significant agricultural industry.</p> <p>and</p> <p>AO5.4 Except for a dwelling directly associated with rural activities on the same site, sensitive land uses provide buffering to adjoining agricultural activities of:</p> <ul style="list-style-type: none"> (a) 40m – where a vegetated buffer provides a screen of a minimum 50% porosity and achieves a mature height exceeding 1.5 times the height of the sensitive land use; or (b) 300m – in all other circumstances;

Table 5.8.2 For accepted development

Acceptable Outcomes
<p>and</p> <p>AO5.5 All new access points from a road serving as a stock route incorporate a grid or effective gate to prevent stock entry between the stock route and adjoining premises.</p> <p>and</p> <p>AO5.6 Boundary fencing is maintained to the road boundary adjoining a stock route.</p>
Biodiversity
<p>AO6.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204.</p> <p>or</p> <p>AO6.2 For areas identified as Regulated Vegetation Category R and where an assessment confirms the presence of a defined drainage feature, watercourse or native vegetation, development is excluded from the mapped area.</p> <p>or</p> <p>AO6.3 Where a PMAV is approved by an administering authority following the commencement of this planning scheme, development may occur in mapped Regulated Vegetation Areas on Overlay Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists.</p> <p>or</p> <p>AO6.4 Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented.</p> <p>and</p> <p>AO6.5 Development is setback from land identified as Wildlife Habitat, Watercourses or Wetlands on Overlay Maps OM-0201 - OM-0204 a minimum of:</p> <ul style="list-style-type: none"> (a) 20 metres if in an urban or rural residential area; (b) 50 metres in other areas; <p>and</p> <p>AO6.6 Development adjacent to Protected Areas identified on Overlay Maps OM-0201 - OM-0204 is set back a minimum of 100m from the feature boundaries in the absence of any current 'Management Plans' for these areas.</p> <p>and</p> <p>AO6.7 Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-0201 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation.</p> <p>and</p> <p>AO6.8 A biosecurity plan is prepared and implemented to control the threat of species identified as invasive biosecurity matters.</p>
Bushfire Risk
<p>AO7.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;</p> <p>or</p> <p>AO7.2 A written assessment by an experienced or qualified bushfire management consultant confirms that the site is not a Bushfire Prone Area as mapped on Overlay Maps OM-0301 - OM-0304;</p> <p>or</p> <p>AO7.3 Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301 - OM-0304 as Medium Potential Bushfire Intensity Areas or Potential Impact Buffer Area complies with an approved Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) lot design and the siting of buildings and uses such that: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; (ii) efficient emergency access is optimised; (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation; (b) firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; (ii) access for fire-fighting or other emergency vehicles;

Table 5.8.2 For accepted development

Acceptable Outcomes	
<ul style="list-style-type: none"> (c) provision for water supply dedicated to fire-fighting purposes; (d) the required extent of vegetation clearing and landscaping and where required modified development design and/or lot layout to minimise clearing of regulated vegetation and impacts on matters of environmental significance; (e) landscaping species that are less likely to exacerbate a bushfire event; <p>and</p> <p>AO7.4 No hazardous materials, manufactured or stored in bulk, are on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p> <p>and</p> <p>AO7.5 New dwellings on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area are:</p> <ul style="list-style-type: none"> (a) located centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient (b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m; <p>and</p> <p>AO7.6 Where a reticulated water supply is not available, water supply tanks are provided for fire-fighting purposes within the development. The water tanks must:</p> <ul style="list-style-type: none"> (a) have 25,000 litres dedicated for fire-fighting purposes; (b) have a minimum pressure and flow of 10 litres a second at 200 kPa; (c) be of concrete construction; (d) have an outlet pipe of 50mm in diameter, fitted with a 50mm male camlock (standard rural fire brigade fitting) and an isolating valve; <p>and</p> <p>AO7.7 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.</p> <p>and</p> <p>AO7.8 A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet.</p> <p>and</p> <p>AO7.9 Development includes road access for fire-fighting appliances that has:</p> <ul style="list-style-type: none"> (a) a minimum cleared width of 6m and a minimum formed width of 4m; (b) a minimum of 4.8m vertical clearance; (c) a cross-fall of no greater than 10 degrees; (d) a maximum gradient of 12.5%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance; (e) provides areas for vehicles to pass or turn at intervals of not more than 200m; <p>and</p> <p>AO7.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.</p>	
Extractive and Mining Resources	
<p>AO8.1 Development in the resource or processing area depicted on Overlay Map OM-09 is for:</p> <ul style="list-style-type: none"> (a) extractive or resource industries or is directly associated therewith, or (b) other uses that would not constrain existing or future extractive or resource activities, or (c) a temporary use. <p>and</p> <p>AO8.2 Extraction or processing does not occur within the Key Resource Areas separation areas.</p> <p>and</p> <p>AO8.3 New residential, business and community activities are not located within the separation areas of the Key Resource Areas depicted on Overlay Map OM-09.</p> <p>and</p> <p>AO8.4 Sensitive land uses on lots which share a boundary with land identified as a mining tenement or designated Key Resource Areas are a minimum of 1000m from blasting-based extraction or 200m from mechanical extraction e.g. ripping.</p>	

Table 5.8.2 For accepted development

Acceptable Outcomes
<p>and</p> <p>AO8.5 Development does not increase the total number of lots within the separation areas of the Key Resource Areas depicted on Overlay Map OM-09.</p> <p>and</p> <p>AO8.6 Development does not increase the number of properties with access points to the Key Resource Areas transport route.</p> <p>or</p> <p>AO8.7 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>
Flood Risk
<p>AO9.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p> <p>or</p> <p>AO9.2 Development is sited above the defined flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) habitable floor levels - 500mm; (b) non-habitable floor levels - 300mm; (c) on-site sewage treatment, services infrastructure (including electricity, gas, water supply, sewerage and telecommunications) and storage areas for potential contaminants - 300mm; (d) all other development - 0mm; <p>or</p> <p>AO9.3 Building work below the nominated flood level allows for the flow through of flood water at ground level by:</p> <ul style="list-style-type: none"> (a) leaving the structure below flood level unenclosed; or (b) aligning any enclosure below flood level with the direction of water flow; or (c) ensuring any enclosure below flood level and not aligning with the direction of water flow have openings that are at least 50% of the enclosed area with a minimum opening of 75mm; <p>and</p> <p>AO9.4 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.</p> <p>and</p> <p>AO9.5 Signage is provided on site indicating at least one clear and direct pedestrian and vehicle evacuation route that remains passable during all floods up to and including the defined flood event.</p> <p>and</p> <p>AO9.6 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times. <p>and</p> <p>AO9.7 There is no manufacture or storage of hazardous materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of a defined flood event, or the highest known flood event.</p> <p>and</p> <p>AO9.8 Works in urban areas do not involve:</p> <ul style="list-style-type: none"> (a) any physical alteration to a watercourse or floodway including vegetation clearing; (b) a net increase in filling; <p>and</p> <p>AO9.9 Works in rural areas:</p> <ul style="list-style-type: none"> (a) do not involve a net increase in filling greater than 50m³ if within 100 metres of a wetland or waterway; (b) do not result in any reductions of on-site flood storage capacity; (c) contain within the subject site any changes to the depth, duration or velocity of flood waters;

Table 5.8.2 For accepted development

Acceptable Outcomes
<p>and</p> <p>AO9.10 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p>
Heritage
<p>AO10.1 Works do not alter, remove or conceal significant features of the heritage place.</p> <p>and</p> <p>AO10.2 Where part of a building is intended to be demolished or adapted for an adjusted need (i.e. to provide disabled access) the works are limited to the immediate area of need, use materials matching similar aspects of the original building and the remaining parts of the building are retained.</p> <p>and</p> <p>AO10.3 Development is minor and necessary to maintain a significant use for the heritage place.</p>
Infrastructure
<p>Water treatment, wastewater treatment and waste disposal facilities</p> <p>AO11.1 Development does not result in an increase in the number of people on a site for a sensitive land use in the separation area associated with the solid waste management, sewerage and water treatment facilities as identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05.</p> <p>and</p> <p>Roads and railway</p> <p>AO11.2 Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05 incorporates a landscaped buffer along the frontage of the site:</p> <ul style="list-style-type: none"> (a) a minimum width of two metres to a State-controlled road or one metre to any other identified road; (b) incorporating species with a minimum mature height of three metres; <p>and</p> <p>AO11.3 Sensitive land uses are:</p> <ul style="list-style-type: none"> (a) designed with outdoor living areas that are shielded from the emission source associated with the road; (b) designed with emission-sensitive rooms furthest from the road corridor; (c) constructed of materials that achieve the weighted sound reduction value; <p>Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.</p> <p>and</p> <p>AO11.4 Works not associated with the rail corridor provide a minimum separation of 20 metres from a rail corridor boundary or the Surat Basin Infrastructure Corridor identified on Infrastructure Overlay Maps OM-07B01 – OM-07B04.</p> <p>and</p> <p>Coal load-out facility and transport road</p> <p>AO11.5 Development for a sensitive land use is separated a minimum of 300 metres from any boundary adjacent to a Coal Train Load-Out Facility or Coal Transport Road identified on Overlay Map OM-07B01 or OM-07B03.</p> <p>and</p> <p>AO11.6 Access to the coal transport road is designed and constructed in accordance with the CMDG.</p> <p>and</p> <p>Oil and gas pipelines</p> <p>AO11.7 A minimum of 200 metres separates buildings and structures from the identified petroleum and natural gas pipeline infrastructure on Infrastructure Overlay Maps OM-07B01 – OM-07B02 if the development:</p> <ul style="list-style-type: none"> (a) increases the number of people living, working or congregating on the site; or (b) involves the storage of flammable, explosive or other hazardous materials <p>and</p> <p>Power station</p> <p>AO11.8 Development does not establish a sensitive land use in the separation area associated with the power station as identified on Infrastructure Overlay Map OM-07C05.</p> <p>and</p>

Table 5.8.2 For accepted development

Acceptable Outcomes
<p>Electricity For sites 5 hectares or larger AO11.9 Sensitive land uses maintain the following separation distances from the following electricity infrastructure:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts; (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 m for transmission lines exceeding 275 kilovolts; (d) 50 m for high voltage substations; <p>and</p> <p>AO11.10 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>
<p>Water Resources</p> <p>AO11.11 The following activities do not establish within the Callide and Kroombit Dam Water Resource Catchment Areas or within the weir buffers shown on Overlay Map OM-08:</p> <ul style="list-style-type: none"> (a) intensive horticulture; (b) intensive animal industry; <p>and</p> <p>AO11.12 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.</p> <p>or</p> <p>AO11.13 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.</p> <p>and</p> <p>AO11.14 Development does not involve:</p> <ul style="list-style-type: none"> (a) any increase in impervious area; and (b) there is no discharge of potential water contaminants;

Table 5.8.3 For assessable development

Performance Outcomes
<p>General</p> <p>PO1 Development for community activities and services occurs on the same site or adjoining sites to other community-based activities or services of a similar nature.</p> <p>and</p> <p>PO2 Land uses with the potential to be affected by the operation of community activities or services on an adjoining site provide buffering and screening on the development site to prevent any negative impact from the community activity or service.</p>
<p>Built form</p> <p>PO3 The built form and appearance of development continues the form and streetscape character of the surrounding area.</p>
<p>Amenity</p> <p>Where sharing a common boundary with land in the General Residential Zone</p> <p>PO4 Landscaping and fencing along the full length of each common boundary protects the privacy and amenity of adjoining residences.</p> <p>and</p> <p>In all instances</p> <p>PO5 Outdoor activities associated with the use maintain the early morning and late evening amenity of the surrounding area.</p> <p>and</p> <p>PO6 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) is acoustically screened and are fully screened from view at the property boundary.</p> <p>and</p> <p>PO7 Light spill from the premises does not create a nuisance outside the site.</p> <p>and</p> <p>PO8 The air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> are maintained for the</p>

Table 5.8.3 For assessable development

Performance Outcomes	
	ongoing operation of the use.
and	
PO9	The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.
and	
PO10	Landscaping contributes to the established streetscape, protects visual amenity and offers effective screening of unsightly activities.
Servicing	
PO11	Development is serviced with infrastructure and services to a standard suitable to the development and location.
Streetscape and activity	
PO12	New buildings create street activation and a safe and secure environment.
Separation distances	
Where in Precinct 1 or Precinct 4 and adjoining the Rural Zone	
PO13	The siting of new sensitive uses protects the ongoing operation of special or extractive industries operating in the Rural Zone and any associated transport routes.
and	
PO14	New sensitive land uses are separated from agricultural production uses and activities so that they: <ul style="list-style-type: none"> (a) do not result in any loss of agricultural productivity in the Rural Zone; (b) are not exposed to impacts associated with chemical spray drift, noise, dust, odours or other emissions; and (c) do not represent a biosecurity risk to agriculture;
Caretaker's accommodation	
PO15	Caretaker's accommodation is subsidiary to the non-residential use on the same site.
and	
PO16	Caretaker's accommodation provides the amenity, privacy and comfort associated with long-term habitation.
For development affected by one or more overlays	
Agricultural Land	
PO17	An agricultural sustainability report prepared by a qualified agronomist demonstrates that: <ul style="list-style-type: none"> (a) the proposed development sustains or improves the productivity and viability of agricultural land identified on Overlay Map OM-01; and (b) the proposed development is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.
and	
PO18	Development for non-agricultural purposes does not constrain the productive agricultural use of agricultural land.
and	
PO19	Uses and works that do not have a specific locational requirement to be situated on agricultural land do not affect such areas.
and	
PO20	Development maintains the operational efficiency and ongoing integrity and function of stock routes.
For reconfiguring a lot only	
PO21	Lot reconfigurations maintain the opportunity for agricultural production on agricultural land.
and	
PO22	Subdivision: <ul style="list-style-type: none"> (a) results in a more productive use and management of agricultural land for agricultural use; (b) does not lead to increased fragmentation of agricultural land; (c) does not increase the potential conflict between agricultural and non-agricultural land uses; (d) does not result in any loss of flexibility in the way landholdings are used for agricultural production;

Table 5.8.3 For assessable development

Performance Outcomes
<p>or</p> <p>PO23 Boundary realignment:</p> <ul style="list-style-type: none"> (a) results in consolidation of agricultural land and maximisation of agricultural utility of the site (b) provides improved land management; (c) does not give rise to, or worsen, land use conflicts between agricultural and incompatible land uses;
Biodiversity
<p>PO24 Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.</p> <p>and</p> <p>PO25 Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.</p> <p>and</p> <p>PO26 Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.</p> <p>and</p> <p>PO27 Development prevents the incursion or spread of species identified as invasive biosecurity matters.</p>
Bushfire Risk
<p>PO28 Development avoids any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration:</p> <ul style="list-style-type: none"> (a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ecological values of the site; (f) ongoing maintenance; and (g) on-site and off-site fire hazard implications; <p>and</p> <p>PO29 Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events.</p> <p>and</p> <p>PO30 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p> <p>and</p> <p>PO31 Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings.</p> <p>and</p> <p>PO32 Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.</p> <p>For reconfiguring a lot by subdivision only</p> <p>PO33 Subdivision design incorporates a perimeter road that:</p> <ul style="list-style-type: none"> (a) is located between the boundary of the proposed lots and the bushfire hazard area; (b) has a minimum cleared width of 20m and a constructed minimum road width of 6m; (c) has a maximum gradient of 12.5%; (d) is constructed to an all-weather standard and ensures any culverts and bridges have a minimum load bearing of 15 tonnes; <p>and</p> <p>PO34 Fire trails are provided to:</p> <ul style="list-style-type: none"> (a) mitigate against bushfire hazard; (b) enable access for fire fighters, residents and equipment; and (c) allow access for hazard reduction management programs; <p>and</p> <p>PO35 Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p>

Table 5.8.3 For assessable development

Performance Outcomes	
Extractive and Mining Resources	
<p>PO36 The long term availability of the extractive or mining resources for extraction or processing is maintained.</p> <p>and</p> <p>PO37 Development does not increase the number of people living in the separation areas for the Key Resource Areas identified on Overlay Map OM-09.</p> <p>and</p> <p>PO38 Extractive industry development maintains the function and integrity of the Key Resource Areas separation areas as an efficient and effective buffer between extractive/processing operations and incompatible uses beyond the separation area.</p> <p>and</p> <p>PO39 Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials along identified transport routes.</p> <p>and</p> <p>PO40 Development in the vicinity of mining tenements:</p> <ul style="list-style-type: none"> (a) does not compromise the utilisation of mining resources and transport routes or access routes to the mining resources; (b) does not adversely affect the safe and efficient operation of the mining related activities; (c) is sited, designed or of a nature that ensures that the use is not sensitive to the potential impacts of mining related activities such as noise and dust emissions; and (d) makes provision for adequate buffers between the mining resources and new development. 	
Flood Risk	
<p>Generally</p> <p>PO41 Development is designed and sited to ensure structures are adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with the defined flood event.</p> <p>and</p> <p>PO42 Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties.</p> <p>and</p> <p>PO43 Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.</p> <p>and</p> <p>PO44 Essential community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.</p> <p>and</p> <p>For development in Theodore only</p> <p>PO45 All development within the town of Theodore is subject to a fit-for-purpose Flood Risk Assessment prepared by a suitably qualified person in accordance with the Flood Planning Scheme Policy.</p> <p>and</p> <p>PO46 Development is located:</p> <ul style="list-style-type: none"> (a) south of Seventh Avenue; (b) outside of and can evacuate the site without passing through the 5%AEP area mapped on Overlay Map OM-0402; and (c) outside the areas identified on Overlay Map OM-0402 as Flood Hazard Vulnerability Class H4 or higher; <p>or</p> <p>PO47 Development north of Seventh Avenue or inside the 5%AEP or H4 and higher Flood Hazard Vulnerability Classes is located, designed and operated in accordance with the recommendations of the Flood Risk Assessment required by PO40.</p> <p>and</p> <p>PO48 Land use is compatible with the flood hazard for Theodore and does not include uses that have high concentrations of people or are difficult to evacuate such as child care centre, health care service, hospital, veterinary service (if involving animal keeping) or commercial accommodation activity.</p> <p>and</p>	

Table 5.8.3 For assessable development

Performance Outcomes	
PO49	The design and layout of the development provides for: <ul style="list-style-type: none"> (a) vehicle parking and other low-intensity, non-habitable activities at ground level; (b) work areas above parking areas to increase flood immunity; (c) expensive plant, equipment and stock in the part of the site with the greatest flood immunity;
	and
PO50	Building materials and surface treatments used below the defined flood event are resistant to water damage and do not include wall cavities that may be susceptible to the intrusion of water and sediment.
	and
PO51	Electrical switchboards, data servers and the like are located 300mm above the defined flood event or are designed and constructed to withstand submergence in flood water.
	and
PO52	Plumbing fixtures connected to the reticulated sewerage network are designed to be 300mm above the defined flood event or are fitted with reflux valves to prevent the intrusion of flood water into the sewerage network.
	and
	For development in other locations
PO53	Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.
	and
PO54	Services infrastructure is designed and constructed to prevent risk of electrocution or intrusion of flood water into reticulated networks.
	and
PO55	Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.
	and
	For reconfiguring a lot only
PO56	The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.
Heritage	
PO57	Development of a heritage place conforms to a conservation management plan for the site prepared in accordance with <i>The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance</i> .
	and
PO58	All alterations to a heritage place are documented by a suitably qualified person.
	and
PO59	New buildings or structures and extensions to new buildings and structures incorporate but do not replicate the valued architectural features of the heritage place.
	and
PO60	Demolition of significant components of a heritage place only occurs where options for the restoration of the existing building have been investigated and deemed to be impractical.
	and
PO61	Reconfiguring a lot does not: <ul style="list-style-type: none"> (a) reduce public access to the heritage place; (b) result in the heritage place being obscured from public view; (c) obscure or destroy the following elements relating to the heritage place: <ul style="list-style-type: none"> (i) established pattern of subdivision; (ii) the landscape setting; (iii) the scale and consistency of the urban fabric;
	and
PO62	Works conserve the features and values that contribute to the significance of the heritage place and are visually unobtrusive in the setting of the heritage place.
	and
PO63	Development adjoining a heritage place is designed, sited and constructed so that the cultural heritage significance of the heritage place, including its context, setting, appearance and archaeology is not adversely affected.

Table 5.8.3 For assessable development

Performance Outcomes
Infrastructure
<p>Water treatment, wastewater treatment and waste disposal facilities</p> <p>PO64 Separation distances are established between solid waste management facilities, water or sewerage treatment plants and incompatible land uses that protects the ongoing operation of the facility and the amenity for occupants or users of nearby premises.</p> <p>and</p> <p>Roads and railway</p> <p>PO65 Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.</p> <p>and</p> <p>PO66 Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 achieve a level of amenity consistent with the intended use.</p> <p>and</p> <p>PO67 Development provides protection for site users from unreasonable interference associated with rail operations noise.</p> <p>and</p> <p>PO68 Development protects rail corridors from intrusion of incompatible land use by incorporating separation distances consistent with the intended use.</p> <p>and</p> <p>Coal load-out facility and haul route</p> <p>PO69 Uses are protected from adverse noise, vibration, air emissions and traffic safety impacts associated with the intensive haulage of coal along a Coal Train Load-Out Facility Haul Route and operation of a Coal Train Load-Out Facility identified on Overlay Map OM-07B01.</p> <p>and</p> <p>Oil and gas pipelines</p> <p>PO70 Separation distances between petroleum and natural gas pipeline infrastructure and people, property and hazardous materials establishes a low risk of harm or damage to people, property and the infrastructure.</p> <p>and</p> <p>Power station</p> <p>PO71 Separation distance between sensitive land uses and the power station protects the safety and amenity for occupants or users of nearby premises and the continued and unimpeded operation of the power station.</p> <p>and</p> <p>PO72 There is no increase in the number of lots in the separation area associated with the power station as identified on Infrastructure Overlay Map OM-07C05.</p> <p>and</p> <p>Electricity</p> <p>PO73 Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.</p> <p>and</p> <p>PO74 Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.</p>
Water Resources
<p>PO75 Development within the Callide and Kroombit Dam Water Resource Catchment Areas or the weir buffers shown on Overlay Map OM-08 protects the quality and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>and</p> <p>PO76 Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.</p> <p>and</p> <p>PO77 Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.</p>

5.9 Mixed Use Zone

5.9.1 Categories of Assessment – Material Change of Use

The following table identifies the categories of assessment for development in the Mixed Use Zone for making a material change of use.

Table 5.9.1 Mixed Use Zone	
Accepted development	
Dwelling house If: <ul style="list-style-type: none"> ▪ in the Transition Precinct; and ▪ not involving a secondary dwelling Note: This includes the parking of heavy vehicles which are necessary in the employment of residents	
Emergency services	
Telecommunications facility If in the Highway Precinct	
Utility installation If for a service for supplying water, hydraulic power or gas	
Accepted development subject to requirements	
Use	Requirements
Dual occupancy If: <ul style="list-style-type: none"> ▪ in the Transition Precinct; and ▪ on a site in excess of 800m²; 	Mixed Use Zone Code – Table 5.9.2 Development Design Code – Table 6.3.1
Dwelling house If: <ul style="list-style-type: none"> ▪ in the Transition precinct; and ▪ involving a secondary dwelling; Note: This includes the parking of heavy vehicles which are necessary in the employment of residents	Mixed Use Zone Code – Table 5.9.2 Development Design Code – Table 6.3.1
Food and drink outlet If: <ul style="list-style-type: none"> ▪ in the Highway Precinct; and ▪ the maximum gross floor area is 200m²; and ▪ there is no drive-through facility; 	Mixed Use Zone Code – Table 5.9.2 Development Design Code – Table 6.3.1
Home-based business If in the Transition Precinct	Mixed Use Zone Code – Table 5.9.2 Development Design Code – Table 6.3.1
Low impact industry	Mixed Use Zone Code – Table 5.9.2 Development Design Code – Table 6.3.1
Outdoor sales If in the Highway Precinct	Mixed Use Zone Code – Table 5.9.2 Development Design Code – Table 6.3.1
Service industry	Mixed Use Zone Code – Table 5.9.2 Development Design Code – Table 6.3.1
Service station If in the Highway Precinct	Mixed Use Zone Code – Table 5.9.2 Development Design Code – Table 6.3.1
Short-term accommodation If in the Highway Precinct	Mixed Use Zone Code – Table 5.9.2 Development Design Code – Table 6.3.1
Showroom If in the Highway Precinct	Mixed Use Zone Code – Table 5.9.2 Development Design Code – Table 6.3.1
Tourist park If in the Highway Precinct	Mixed Use Zone Code – Table 5.9.2 Development Design Code – Table 6.3.1

Table 5.9.1 Mixed Use Zone

Assessable development	
Use	Assessment benchmarks
Code assessment	
Agriculture supplies store If in the Highway Precinct	Mixed Use Zone Code – Table 5.9.3 Development Design Code – Table 6.3.2
Caretaker’s accommodation	Mixed Use Zone Code – Table 5.9.3 Development Design Code – Table 6.3.2
Car wash If in the Transition Precinct	Mixed Use Zone Code – Table 5.9.3 Development Design Code – Table 6.3.2
Dual occupancy If not accepted development and in the Transition Precinct	Mixed Use Zone Code – Table 5.9.3 Development Design Code – Table 6.3.2
Food and drink outlet If not accepted development and in the Highway Precinct	Mixed Use Zone Code – Table 5.9.3 Development Design Code – Table 6.3.2
Hardware and trade supplies	Mixed Use Zone Code – Table 5.9.3 Development Design Code – Table 6.3.2
Hotel If in the Highway Precinct	Mixed Use Zone Code – Table 5.9.3 Development Design Code – Table 6.3.2
Transport depot if in the Highway Precinct	Mixed Use Zone Code – Table 5.9.3 Development Design Code – Table 6.3.2
Impact assessment	
Any defined use not listed in this table. Any undefined use.	The Planning Scheme

Editor’s note – The above categories of assessment apply unless otherwise prescribed in the Act or the regulation.

5.9.2 Mixed Use Zone Code

5.9.2.1 Application

- (1) This code applies to development where the code is identified as applicable in the Categories of Assessment Table. When using this code, reference should be made to Section 1.5.2 and, where applicable, Section 1.6.1.

5.9.2.2 Purpose

- (1) The purpose of the Mixed Use Zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.
- (2) The purpose of the Code will be achieved through the following overall outcomes:
- (a) generally:
 - (i) the scale, presentation, character and built form of development contributes to a high standard of amenity along major transport routes and adjacent to or opposite residential areas;
 - (ii) development is serviced with appropriate urban infrastructure;
 - (iii) development maintains the prevailing streetscape character;
 - (iv) and where affected by the overlay for:
 - (A) bushfire or flood risk:
 - I. the use and works support and do not unduly burden disaster management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;
 - II. development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;

- III. works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;
- IV. development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
- V. works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
- (B) infrastructure:
 - I. the viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing infrastructure;
 - II. an appropriate level of amenity is maintained for development in the vicinity of identified infrastructure;
 - III. the interaction between transport infrastructure and sensitive land uses is managed to maintain the efficiency of the transport network and to protect community health and amenity;
- (C) water resources:
 - I. water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;
 - II. development does not adversely impact on the recharge capacity of the groundwater management areas;
- (b) for land in the Highway Precinct:
 - (i) uses reliant on and benefitting from passing traffic, the road transport sector, tourism, entertainment, sale of bulky goods, showrooms and trade sales are the dominant activity;
 - (ii) accommodation uses minimise the potential for conflict with industrial and business activity in the area;
 - (iii) in Moura, vehicle and pedestrian traffic associated with the development is directed to Dawson Parade wherever possible;
 - (iv) development provides a high standard of visual amenity;
- (c) for land in the Transition Precinct:
 - (i) development manages the potential adverse impacts between sensitive land uses and non-residential uses;
 - (ii) on the abandonment of non-residential uses, land is redeveloped for residential purposes as the preferred land use;
 - (iii) development provides for a transition from housing on the north-eastern side of Kariboe Street to the light industry and other non-residential uses fronting Callide Street;
 - (iv) vehicle and pedestrian traffic associated with non-residential uses is directed to Callide Street wherever possible;

5.9.2.3 Requirements for accepted development or assessment benchmarks

Table 5.9.2 For accepted development

Acceptable Outcomes
General
Site suitability
AO1.1 Development for sensitive land uses does not occur on sites listed on the Contaminated Land Register or Environmental Management Register.
Built Form
AO2.1 Direct pedestrian access from the footpath to the front entrance of the building is provided and separated from vehicle access and parking areas. and AO2.2 Front fences are less than 1.2m high or are 75% transparent. and AO2.3 Landscaping along all road frontages has either a maximum height of 0.5m or a minimum clear trunk height of 1.5m at maturity.

Table 5.9.2 For accepted development

Acceptable Outcomes
<p>and</p> <p>In the Transition Precinct</p> <p>AO2.4 Maximum building height is 8.5m above ground level.</p> <p>and</p> <p>AO2.5 Buildings are set back at least:</p> <ul style="list-style-type: none"> (a) 6m from the primary street frontage; (b) 3m from the secondary street frontage; (c) 3m or half the building height from a side boundary, whichever is greater; (d) 6m from the rear boundary; <p>and</p> <p>AO2.6 Garages are at or behind the ground level building setback.</p> <p>and</p> <p>AO2.7 Site cover does not exceed 50%.</p> <p>In the Highway Precinct</p> <p>AO2.8 Maximum building height is 12m above ground level.</p> <p>and</p> <p>AO2.9 Total use area is no more than 75% of the site, excluding car parking areas.</p> <p>and</p> <p>AO2.10 Buildings are setback from all road frontages by a minimum distance of 6m.</p> <p>and</p> <p>AO2.11 Buildings, loading/unloading areas and refuse storage are setback from common boundaries with land in the General Residential Zone by a minimum distance of:</p> <ul style="list-style-type: none"> (a) 6m to rear boundaries; and (b) 3m or half the building height, whichever is the greater, from side boundaries <p>and</p> <p>AO2.12 Any ancillary office or sales area is located at the front of the building and designed with 25% of un-obscured glazing in facades facing public areas.</p> <p>and</p> <p>AO2.13 Public entrances to buildings have an awning with minimum dimensions of 800mm.</p>
Servicing
<p>AO3.1 Stormwater is discharged to a lawful point of discharge that integrates with established drainage infrastructure.</p>
Residential uses
Secondary dwelling
<p>AO4.1 The minimum site area is 600m².</p> <p>and</p> <p>AO4.2 The secondary dwelling has a maximum floor area of 60m².</p> <p>and</p> <p>AO4.3 The maximum separation between the secondary dwelling and the existing dwelling is 10m.</p> <p>and</p> <p>AO4.4 The design of the secondary dwelling uses materials and features that match the existing dwelling.</p> <p>and</p> <p>AO4.5 The secondary dwelling uses the same property access as the principal dwelling.</p>
Dual occupancy
<p>AO5.1 Each dwelling has a minimum gross floor area of 60m² exclusive of vehicle accommodation.</p> <p>and</p> <p>AO5.2 Each dwelling has 1 covered car parking space with a minimum dimension of 5m by 3m wide with independent driveway access to its respective street frontage.</p> <p>and</p> <p>AO5.3 Each dual occupancy provides an additional car parking space for visitors.</p> <p>And</p> <p>AO5.4 An outdoor living space for the exclusive use of each residence is provided which:</p> <ul style="list-style-type: none"> (a) has a minimum area of 40m²; and (b) has a minimum dimension of 4m; and (c) is directly accessible from internal living areas; and

Table 5.9.2 For accepted development

Acceptable Outcomes
<p>(d) is orientated within 20 degrees of north where practical; and (e) includes a minimum area of 2m² for outdoor clothes drying;</p>
<p>Home-based business</p>
<p>AO6.1 Only one non-resident employee is on the premises at any one time. and AO6.2 The maximum gross floor area used is 50m². and AO6.3 There is no: (a) sale of any goods from the premises other than those manufactured or serviced on the site; (b) hiring out of materials, goods, appliances or vehicles; (c) display of goods visible from outside the dwelling; (d) re-fuelling of vehicles; or (e) storage of chemicals, gases or other hazardous materials; and AO6.4 Signs displayed on the premises do not exceed 1.0m² in area. and AO6.5 The use does not rely on delivery vehicles larger than a 2.5t rigid vehicle. and AO6.6 The use operates between 8.00am and 6.00pm Monday to Saturday. and AO6.7 The use operates for a maximum of 25 hours in any week. and AO6.8 A maximum of one parking space is provided in addition to the requirements of the principal dwelling. and AO6.9 The use utilises the same vehicle access as the existing dwelling.</p>
<p>Short-term accommodation and tourist park</p>
<p>AO7.1 Development occurs on sites with a minimum area of 2,000m². and AO7.2 Sites have a minimum primary road frontage of 20m. and AO7.3 Where adjoining a non-residential use, a 1.8m high acoustic barrier is provided to the common boundary. and AO7.4 Communal open space areas (both indoor and outdoor): (a) have a total sum that occupies at least 30% of the site area; (b) are consolidated so that 70% of these areas are in a single location and have a minimum dimension of 5m; (c) are accessible to all users of the site; and AO7.5 Access arrangements preclude the need for vehicles to reverse on or off the site. and AO7.6 Landscaping comprising large trees and spreading groundcovers is provided along the primary road frontage of the site to a minimum depth of 2m.</p>
<p>Non-residential use</p>
<p>Streetscape and activity</p>
<p>AO8.1 The main entry to the building is visible and directly accessible from the street. and AO8.2 Direct pedestrian access from the footpath to the front entrance of the building is provided and separated from vehicle access and parking areas. and AO8.3 Car parking is provided at the rear of the building with vehicle access occupying no more than 10m of the site frontage. and AO8.4 A full width sealed footpath extends along the full frontage of the site.</p>

Table 5.9.2 For accepted development

Acceptable Outcomes
<p>and</p> <p>AO8.5 Landscaping comprising large trees and spreading groundcovers is provided along the primary road frontage of the site to a minimum depth of 2m.</p>
Amenity
<p>AO9.1 The vertical illumination resulting from direct or indirect light from the premises is 8lux or less when measured at ground level at any point 1.5m outside the site.</p> <p>and</p> <p>AO9.2 All mechanical plant and equipment fitted to service the development incorporates acoustic attenuation and is fully screened from view at the property boundary.</p> <p>and</p> <p>AO9.3 Development achieves the applicable requirements of:</p> <ul style="list-style-type: none"> (a) the <i>Environmental Protection (Air) Policy 2019</i>; and (b) the <i>Environmental Protection (Noise) Policy 2019</i>; <p>and</p> <p>AO9.4 Where a site has a common boundary with land in the General Residential Zone:</p> <ul style="list-style-type: none"> (a) a 1.8m high solid acoustic screen fence is constructed along the full length of each common boundary; and (b) the loading and unloading of service vehicles occurs only between the hours of: <ul style="list-style-type: none"> (i) 7:00am and 6:00pm, Monday to Friday; and (ii) 7:00am and 12:00pm on Saturdays; and (iii) loading or unloading does not occur on Sundays and public holidays; <p>and</p> <p>AO9.5 Windows located above ground level and overlooking an adjoining residential use:</p> <ul style="list-style-type: none"> (a) are fitted with fixed external privacy screens; or (b) incorporate non-transparent glazing; or, (c) have minimum sill heights of 1.5m;
For development affected by one or more overlays
Biodiversity
<p>AO10.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204.</p> <p>or</p> <p>AO10.2 For areas identified as Regulated Vegetation Category R and where an assessment confirms the presence of a defined drainage feature, watercourse or native vegetation, development is excluded from the mapped area.</p> <p>or</p> <p>AO10.3 Where a PMAV is approved by an administering authority following the commencement of this planning scheme, development may occur in mapped Regulated Vegetation Areas on Overlay Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists.</p> <p>or</p> <p>AO10.4 Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented.</p> <p>and</p> <p>AO10.5 Development is setback from land identified as Wildlife Habitat, Watercourses or Wetlands on Overlay Maps OM-0201 - OM-0204 a minimum of:</p> <ul style="list-style-type: none"> (a) 20 metres if in an urban or rural residential area; (b) 50 metres in other areas; <p>and</p> <p>AO10.6 Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-0201 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation.</p>
Flood Risk
<p>AO11.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p>

Table 5.9.2 For accepted development

Acceptable Outcomes
<p>or</p> <p>AO11.2 Development is sited above the defined flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) habitable floor levels - 500mm; (b) non-habitable floor levels - 300mm; (c) on-site sewage treatment, services infrastructure (including electricity, gas, water supply, sewerage and telecommunications) and storage areas for potential contaminants - 300mm; (d) all other development - 0mm; <p>or</p> <p>AO11.3 Building work below the nominated flood level allows for the flow through of flood water at ground level by:</p> <ul style="list-style-type: none"> (a) leaving the structure below flood level unenclosed; or (b) aligning any enclosure below flood level with the direction of water flow; or (c) ensuring any enclosure below flood level and not aligning with the direction of water flow have openings that are at least 50% of the enclosed area with a minimum opening of 75mm; <p>and</p> <p>AO11.4 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.</p> <p>and</p> <p>AO11.5 Signage is provided on site indicating at least one clear and direct pedestrian and vehicle evacuation route that remains passable during all floods up to and including the defined flood event.</p> <p>and</p> <p>AO11.6 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times; <p>and</p> <p>AO11.7 There is no manufacture or storage of hazardous materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of a defined flood event, or the highest known flood event.</p> <p>and</p> <p>AO11.8 Works in urban areas do not involve:</p> <ul style="list-style-type: none"> (a) any physical alteration to a watercourse or floodway including vegetation clearing; (b) a net increase in filling; <p>and</p> <p>AO11.9 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p>
Infrastructure
<p>Roads and railway</p> <p>AO12.1 Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05 incorporates a landscaped buffer along the frontage of the site:</p> <ul style="list-style-type: none"> (a) a minimum width of two metres to a State-controlled road or one metre to any other identified road; (b) incorporating species with a minimum mature height of three metres; <p>and</p> <p>AO12.2 Sensitive land uses are:</p> <ul style="list-style-type: none"> (a) designed with outdoor living areas that are shielded from the emission source associated with the road; (b) designed with emission-sensitive rooms furthest from the road corridor; (c) constructed of materials that achieve the weighted sound reduction value; <p>Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.</p>

Table 5.9.2 For accepted development

Acceptable Outcomes
<p>and</p> <p>Electricity</p> <p>For sites 5 hectares or larger</p> <p>AO12.3 Sensitive land uses maintain the following separation distances from the following electricity infrastructure:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts; (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 m for transmission lines exceeding 275 kilovolts; (d) 50 m for high voltage substations; <p>and</p> <p>AO12.4 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>
Water Resources
<p>AO13.1 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.</p> <p>or</p> <p>AO13.2 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.</p> <p>and</p> <p>AO13.3 Development does not involve:</p> <ul style="list-style-type: none"> (a) any increase in impervious area; and (b) there is no discharge of potential water contaminants;

Table 5.9.3 For assessable development

Performance Outcomes
General
Site suitability
<p>PO1 Sites on the Contaminated Land Register or Environmental Management Register are remediated prior to plan sealing, issuing of operational works or building works permits or commencement of use for a sensitive land use.</p>
Built form
<p>In the Transition Precinct</p> <p>PO2 Development creates a regularly-spaced urban form and a protected environment for residential uses.</p> <p>and</p> <p>PO3 Re-development of land for new uses provides an increase in the proportion of residential land use in the Precinct.</p> <p>or</p> <p>In the Highway Precinct</p> <p>PO4 The built form of development creates an open and functional commercial streetscape with a high level of visual appeal.</p> <p>and</p> <p>PO5 The site layout and design creates a safe, secure and attractive streetscape with direct access to buildings and a visual dominance of the primary use of the site.</p>
Servicing
<p>PO6 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>PO7 In the Transition Precinct, direct access for non-residential uses to Kariboe Street is only provided where no alternative exists.</p> <p>and</p> <p>PO8 Residential developments up to 10 residential units or commercial developments with a maximum gross floor area of 250m² allow for individual waste bins for each unit for kerbside collection.</p> <p>or</p>

Table 5.9.3 For assessable development

Performance Outcomes	
PO9	For residential developments with 6 or more residential units or commercial developments greater than 250m ² in gross floor areas, refuse storage areas are provided on-site for communal industrial-sized waste bins.
Specific uses	
Caretaker's accommodation	
PO10	Caretaker's accommodation is subsidiary to the non-residential use on the same site.
PO11	Caretaker's accommodation provides the amenity, privacy and comfort associated with long-term habitation.
Dual occupancy	
PO12	A dual occupancy is of a size that meets the essential accommodation needs of the residents.
PO13	Sufficient space is provided for on-site car parking to provide 1 covered car parking space for the residents and an additional car parking space for visitors with independent driveway access to its respective street frontage.
PO14	Each dwelling has its own exclusive outdoor living space available for private recreational and housekeeping needs.
Home-based business	
PO15	The use protects existing streetscape character, integrates with and is subordinate to the existing dwelling.
PO16	The amenity of the local residential area is protected.
PO17	The home-based business supports the economic viability of existing lawful commercial and industrial uses in the Centre, Industry, Mixed Use and Township zones.
Non-residential uses	
Streetscape and activity	
PO18	Development creates an attractive, interesting, safe, legible and active streetscape, reduces the prominence of vehicle activity, and provides a safe pedestrian environment.
Amenity	
Where sharing a common boundary with a sensitive land use	
PO19	Landscaping and fencing along the full length of each common boundary protects the privacy and amenity of adjoining residences.
Where opposite land in the General Residential Zone	
PO20	Development creates an attractive appearance by: <ul style="list-style-type: none"> (a) establishing landscaping along the site frontage, where not required for access; (b) limiting activity in the front setback to landscaping and car parking; (c) locating all other activities inside or behind the building;
In all instances	
PO21	Outdoor activities associated with the use maintain the early morning and late evening amenity of the surrounding area.
PO22	Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) is acoustically screened and are fully screened from view at the property boundary.
PO23	Light spill from the premises does not create a nuisance outside the site.
PO24	The air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> are maintained for the ongoing operation of the use.
PO25	The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.

Table 5.9.3 For assessable development

Performance Outcomes	
Centre hierarchy	
PO26	Development reinforces the hierarchy of centres and the economic viability of existing uses in the Centre Zone.
Contamination	
PO27	Areas where potentially contaminating substances are stored or used are covered and bunded.
	and
PO28	Provision is made for spills to be controlled on-site for removal and disposal by an approved means.
	and
PO29	Liquid or solid wastes are not discharged directly to land or waters.
For development affected by one or more overlays	
Biodiversity	
PO30	Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.
	and
PO31	Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.
	and
PO32	Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.
	and
PO33	Development prevents the incursion or spread of species identified as invasive biosecurity matters.
Flood Risk	
PO34	Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.
	and
PO35	Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.
	and
PO36	Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties.
	and
PO37	Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.
	and
PO38	Essential community infrastructure in any area mapped on Overlay Maps OM-0401 - OM-0404 as Flood Hazard Area is able to function effectively during and immediately after flood.
	and
For reconfiguring a lot only	
PO39	The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.
Infrastructure	
Roads and railway	
PO40	Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.
	and
PO41	Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 achieve a level of amenity consistent with the intended use.
	and
Electricity	
PO42	Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.
	and
PO43	Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.

Table 5.9.3 For assessable development

Performance Outcomes	
Water Resources	
PO44	Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.
and	
PO45	Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.

5.10 Rural Zone

5.10.1 Categories of Assessment – Material Change of Use

The following table identifies the categories of assessment for development in the Rural Zone for making a material change of use.

Note Notwithstanding that this planning scheme assigns a level of assessment for making a material change of use of premises it is of no effect within the Surat Basin Infrastructure Corridor State Development Area (SBICSDA). Applications for approval in the SBICSDA must be made to the Co-ordinator General pursuant to section 8 of the Development Scheme for the SBICSDA.

Table 5.10.1 Rural Zone

Accepted development	
Air service	If not in the Muirs Road Precinct and more than 1km from a sensitive use on a separate allotment
Animal husbandry	If not in the Muirs Road Precinct and on a lot 20ha or larger
Animal keeping	If: <ul style="list-style-type: none"> ▪ not in the Muirs Road Precinct; and ▪ for an aviary, stable or wildlife refuge; and ▪ on a site more than 1km from urban or rural residential zoned land; and ▪ on a site larger than 10ha;
Cropping	If not in the Muirs Road Precinct
Dwelling house	If not in the Muirs Road Precinct; and If not: <ul style="list-style-type: none"> ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; or ▪ identified on the Historic Subdivisions Overlay Map OM-06; or ▪ identified on the Infrastructure Overlay Maps OM-07B01 – OM-07B02 (Pipeline or Pipeline Corridor); or <ul style="list-style-type: none"> ▪ involving a secondary dwelling; or ▪ for a rural dwelling;
Note: This includes the parking of heavy vehicles which are necessary in the employment of residents. Editor's Note: For minor building work, refer to Table 4.1.4	
Emergency services	If not in the Muirs Road Precinct
Environment facility	If not in the Muirs Road Precinct
Intensive horticulture	If not in the Muirs Road Precinct and in an enclosed building
Medium impact industry	If for an animal carcass store and: <ul style="list-style-type: none"> ▪ not in the Muirs Road Precinct; and ▪ on a site more than 1km from urban or rural residential zoned land; and ▪ on a site larger than 10ha;

Table 5.10.1 Rural Zone

Roadside stall If not in the Muirs Road Precinct	
Utility installation If not in the Muirs Road Precinct and not a waste management service or sewage treatment	
Wholesale nursery If not in the Muirs Road Precinct	
Accepted development subject to requirements	
Use	Requirements
Animal husbandry If <ul style="list-style-type: none"> ▪ in the Muirs Road Precinct and for grazing on open pasture; or ▪ on a lot less than 20ha 	Rural Zone Code – Table 5.10.2
Animal keeping If not in the Muirs Road Precinct and: <ul style="list-style-type: none"> ▪ for an aviary, stable or wildlife refuge; and ▪ on a site less than 1km from urban or rural residential zoned land; or ▪ on a site of 10ha or less; 	Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1
Aquaculture If not in the Muirs Road Precinct and using above ground tanks in a roofed facility with a floor area up to 100m ²	Code for self-assessable development – Low impact aquaculture (Code Number: AQUA01) Editor's note—This Code is provided by the Department of Agriculture and Fisheries.
Caretaker's accommodation If not in the Muirs Road Precinct Note—A caretaker is a person who is responsible for the security and maintenance of premises but does not have a role in the operation of a use being carried out on the premises.	Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1
Cropping If in the Muirs Road Precinct	Rural Zone Code – Table 5.10.2
Dwelling house If not in the Muirs Road Precinct; and If not identified on the Historic Subdivisions Overlay Map OM-06 and involving a rural dwelling or secondary dwelling; or If: <ul style="list-style-type: none"> ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; Note: This includes the parking of heavy vehicles which are necessary in the employment of residents.	Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1
Home-based business If not in the Muirs Road Precinct	Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1
Intensive animal industry If not in the Muirs Road Precinct; and If for: <ul style="list-style-type: none"> ▪ up to 150 standard cattle units; or ▪ up to 400 standard pig units; or ▪ up to 1,000 birds of poultry 	Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1
Low impact industry If not in the Muirs Road Precinct and if associated with rural activities on the same site	Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1
Major electricity infrastructure If not in the Muirs Road Precinct	Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1

Table 5.10.1 Rural Zone

Medium impact industry If not in the Muirs Road Precinct; and If for an animal carcass store and: <ul style="list-style-type: none"> ▪ on a site more than 1km from urban or rural residential zoned land; and ▪ on a site 10ha or less; 	Rural Zone Code – Table 5.10.2
Nature-based tourism If not in the Muirs Road Precinct; and If for up to: <ul style="list-style-type: none"> ▪ 3 on-site cabins each with a maximum floor area of 60m²; or ▪ 12 tent sites; or ▪ 150m² of non-accommodation gross floor area 	Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1
Permanent plantation	Rural Zone Code – Table 5.10.2
Rural industry If not in the Muirs Road Precinct	Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1
Rural workers' accommodation If not in the Muirs Road Precinct	Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1
Short-term accommodation If not in the Muirs Road Precinct; and If for a farmstay: <ul style="list-style-type: none"> ▪ in an existing dwelling house or other accommodation facility on the same site; or ▪ up to 3 on-site cabins each with a maximum floor area of 60m²; 	Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1
Winery If not in the Muirs Road Precinct	Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1
Assessable development	
Use	Assessment benchmarks
Code assessment	
Agriculture supplies store	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
Air service If: <ul style="list-style-type: none"> ▪ less than 1km from a sensitive use on a separate allotment; and ▪ adjoining an allotment identified in Schedule 7 	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
Animal husbandry If in the Muirs Road Precinct and not Accepted Development	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
Animal keeping If not accepted development	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
Aquaculture If for a tank-based facility that is not accepted development	State Code 17: Aquaculture Editor's note—This Code is provided by the Department of State Development, Manufacturing, Infrastructure and Planning.
Bulk landscape supplies	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
Dwelling house If not Accepted Development; or If identified on the Infrastructure Overlay Maps OM-07B01 – OM-07B02 Pipeline or Pipeline Corridor); Note: This includes the parking of heavy vehicles which are necessary in the employment of residents.	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
Extractive industry If not for a borrow pit and not exceeding 100,000t per year of extraction	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2

Table 5.10.1 Rural Zone

Intensive animal industry If not Accepted Development and for: <ul style="list-style-type: none"> ▪ between 151 and 1,000 standard cattle units; or ▪ between 401 and 3,500 standard pig units; or ▪ between 1,001 and 200,000 birds of poultry 	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
Intensive horticulture If not accepted development	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
Low impact industry If: <ul style="list-style-type: none"> ▪ not accepted development; and ▪ located more than 5km from a town or township 	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
Outdoor sport and recreation If not in the Muirs Road Precinct; and If involving: <ul style="list-style-type: none"> ▪ less than 100m² of gross floor area; and ▪ no disturbance to land from activities other than the provision of car parking and access; 	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
Renewable energy facility If not located on agricultural land on Overlay Map OM-01	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
Short-term accommodation If: <ul style="list-style-type: none"> ▪ not accepted development; and ▪ associated with a rural use on the same site 	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
Substation	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
Impact assessment	
Any defined use not listed in this table. Any undefined use.	The Planning Scheme

Editor's note – The above categories of assessment apply unless otherwise prescribed in the Act or the regulation.

5.10.2 Rural Zone Code

5.10.2.1 Application

- (1) This code applies to development where the code is identified as applicable in the Categories of Assessment Table. When using this code, reference should be made to Section 1.5.2 and, where applicable, Section 1.6.1.

5.10.2.2 Purpose

- (1) The purpose of the Rural Zone Code is to
 - (a) provide for rural uses and activities; and
 - (b) provide for other uses and activities that are compatible with:
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the Zone; and
 - (c) maintain the capacity of rural land for rural uses and activities by protecting and managing significant natural resources and processes;
- (2) The purpose of the Code will be achieved through the following overall outcomes:
 - (a) intensive animal industries minimise or avoid adverse impacts on surrounding land uses;
 - (b) development is sensitive and responsive to the rural character and scenic amenity and maintains vegetation cover in significant areas;
 - (c) development, having regard to its location and design, protects people and premises from natural hazards and contamination;
 - (d) extractive industries and associated processing occur in a way that significant environmental impacts are contained within the site and provides for the effective site rehabilitation;

- (e) development adjacent to an extractive resource or transport route permits the efficient extraction of the entire resource, the safe and efficient transport of materials to and from the site and provides effective and on-going separation of extractive industry activity from any sensitive uses;
- (f) non-resident workforce accommodation is incompatible with the purpose of the Rural Zone and are located in a more suitable zone;
- (g) tourism uses only locate where they have a nexus with the surrounding rural activities or places with high environmental values;
- (h) infrastructure is provided at a standard normally expected in rural locations and is allowed to operate safely and efficiently without interference by incompatible uses or works;
- (i) development is separated from existing and potential industry land uses located in rural areas including established uses identified in the Special Industry Zone;
- (j) and where affected by an overlay for:
 - (i) agricultural land:
 - (A) the productive viability of agricultural land is not reduced due to the intrusion of incompatible land uses or unnecessary fragmentation or alienation;
 - (B) development is compatible with the viability, integrity, operation and maintenance of the stock route network;
 - (ii) biodiversity:
 - (A) adverse impacts on ecological features and processes are avoided or minimised through the location, design and management of development and activities;
 - (B) development retains the biodiversity and ecological connectivity functions of natural features such as waterways, wetlands and bushland;
 - (C) areas of significant ecological and environmental value are protected from the intrusive impacts of adjacent development;
 - (D) development includes effectual biosecurity management practices;
 - (iii) bushfire or flood risk:
 - (A) the use and works support and do not unduly burden disaster management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;
 - (B) development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;
 - (C) development that intensifies occupancy of a site in Theodore responds to the elevated flood risk hazard by ensuring that emergency management plans allow appropriate responses to emergency measures having consideration to the numbers and capabilities of existing and future users of the development;
 - (D) works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;
 - (E) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
 - (F) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
 - (iv) extractive or mining resources:
 - (A) the establishment, continuation and productivity of mining tenements and designated Key Resource Areas is facilitated and protected from irreversible alienation;
 - (B) uses and works for extractive industry are located, designed and managed to contain significant environmental impacts within the site, maintain safety on and off the site, avoid significant adverse effects on the natural environment and minimise impacts on existing incompatible uses in the surrounding area;
 - (C) development for mining tenements or extractive resources provides access from transport infrastructure of a standard suitable to the volume and weight of traffic generated by the development;

- (D) existing or future development of mining tenements and within designated Key Resource Areas and their identified transport routes is not prejudiced by the intrusion of incompatible uses;
- (E) land used for extractive industry is effectively rehabilitated on cessation of extraction activities so the environmental, social and economic value of the land is restored;
- (v) heritage:
 - (A) the cultural heritage values, the context and setting of a heritage place are conserved and (where feasible) enhanced;
 - (B) development on a heritage place facilitates the appropriate use (including adaptive reuse) of the place;
 - (C) demolition of identified buildings and structures only occurs where there is no prudent and feasible alternative to the demolition or removal;
 - (D) development adjoining a heritage place is sympathetic to the cultural heritage significance of that place and does not have an adverse impact in terms of visibility, public accessibility or physical change;
- (vi) historical subdivisions:
 - (A) land included in the Historic Subdivisions Overlay remains undeveloped for non-rural purposes where it is unable to access a reasonable level of service without direct intervention from Council;
- (vii) infrastructure:
 - (A) the viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing infrastructure;
 - (B) an appropriate level of amenity is maintained for development in the vicinity of identified infrastructure;
 - (C) the interaction between transport infrastructure and sensitive land uses is managed to maintain the efficiency of the transport network and to protect community health and amenity;
- (viii) water resources:
 - (A) water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;
 - (B) development does not adversely impact on the recharge capacity of the groundwater management areas;
- (k) for land in the Muirs Road Precinct:
 - (i) development does not result in an increase to unacceptable risk to people or property as a result of exposure to flood hazard associated with Callide Dam water releases;

5.10.2.3 Requirements for accepted development or assessment benchmarks

Table 5.10.2 For accepted development

Acceptable Outcomes
General
Built form
<p>AO1.1 Buildings are setback from road frontages:</p> <ul style="list-style-type: none"> (a) primary road frontage - 10m; and (b) secondary road frontage – 6m; <p>and</p> <p>AO1.2 Maximum building height is 12m above ground level.</p> <p>and</p> <p>Only for development in the Muirs Road Precinct</p> <p>AO1.3 Building work is</p> <ul style="list-style-type: none"> (a) limited to 50m²; and (b) an ancillary use to animal husbandry (and not to be occupied by any animals), cropping or a permanent plantation;
Amenity
<p>AO2.1 The vertical illumination resulting from direct or indirect light from the premises is 8lux or less when measured at ground level at any point 1.5m outside the site.</p>

Table 5.10.2 For accepted development

Acceptable Outcomes
and AO2.2 Development achieves the applicable requirements of: <ul style="list-style-type: none"> (a) the <i>Environmental Protection (Air) Policy 2019</i>; and (b) the <i>Environmental Protection (Noise) Policy 2019</i>;
Servicing
AO3.1 A 45kl water tank is provided for consumption purposes. and AO3.2 A storage system that permanently holds a minimum of 5,000 litres (e.g. dam, swimming pool, or water tank) is located within 50 metres of new buildings. and AO3.3 On-site sewage treatment is provided in accordance with the <i>Queensland Plumbing and Wastewater Code</i> . and AO3.4 Development provides direct access or via a granted easement to a surveyed road constructed in accordance with the CMDG.
Site suitability
AO4.1 Uses and associated works are confined to slopes not exceeding: <ul style="list-style-type: none"> (a) 6% for residential uses; (b) 10% for treated effluent disposal areas; (c) 15% for non-residential uses.
Separation distances
AO5.1 New development achieves the following separation distances between sensitive uses and lawfully existing or approved activities: <ul style="list-style-type: none"> (a) 30m – stables; (b) 100m – Rural Industry, Low Impact Industry, commercial pigeon or quail facility (up to 2,000 breeding pairs); (c) 100m – either side of an extractive industry transport route; (d) 200m – cattle dips, dairy bails and associated yards, extractive industry (where not involving blasting); (e) 250m – Medium Impact Industry; (f) 300m – Intensive Horticulture, Cropping (spray drift); (g) 500m – stock saleyards, kennels, commercial pigeon or quail facility (more than 2,000 breeding pairs), High Impact Industry, Moura Cotton Gin; (h) 1km – Teys Abattoir, extractive industry (where involving blasting), cattle feedlot (0 – 1,000 standard cattle units), piggery (0 – 400 standard pig units), poultry farm (up to 1,000 birds); (i) 1.5km – Moura Queensland Nitrate Plant; (j) 2km – cattle feedlot (1,001 – 10,000 standard cattle units), piggery (401 – 5,000 standard pig units), poultry farm (1,001 – 5,000 birds); (k) 5km – cattle feedlot (more than 10,000 standard cattle units), piggery (more than 5,000 standard pig units), poultry farm (more than 5,000 birds);
Contamination
AO6.1 Development includes an approved biosecurity plan. and AO6.2 Development for sensitive land uses does not occur on sites listed on the Contaminated Land Register or Environmental Management Register. and AO6.3 Contaminating substances are stored in buildings or under roofed structures, with an imperviously sealed and bunded area and designed and constructed to prevent the release of contaminants. and Only for development in the Muirs Road Precinct AO6.4 Materials stored on site are not hazardous or contaminating in nature.

Table 5.10.2 For accepted development

Acceptable Outcomes
Specific uses
Animal husbandry and cropping
<p>AO7.1 Animal husbandry and cropping only occur on rural lots with an area greater than 2 hectares and a width greater than 100 metres.</p> <p>and</p> <p>AO7.2 Non-residential buildings, animal enclosures with a gross floor area up to 100m², and storage facilities are setback 50 metres from any dwelling on surrounding land.</p> <p>or</p> <p>AO7.3 Animal enclosures with a gross floor area in excess of 100m² and faecal storage areas locate at least 75 metres from any dwelling on surrounding land.</p> <p>and</p> <p>AO7.4 Cropping on lots less than 20 hectares does not involve chemical spraying unless a 40 metre vegetated buffer is provided between crops and adjoining land.</p>
Caretaker's accommodation
<p>AO8.1 Only one caretaker's accommodation locates on each site.</p> <p>and</p> <p>AO8.2 The gross floor area of the caretaker's accommodation does not exceed 150m².</p> <p>and</p> <p>AO8.3 A caretaker's accommodation is not located at the front of the primary major use on the site.</p> <p>and</p> <p>AO8.4 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p> <p>and</p> <p>AO8.5 A separate entry from the non-residential use entry is provided for the caretaker's accommodation for the exclusive use of the residents.</p> <p>and</p> <p>AO8.6 A caretaker's accommodation is provided with a private landscaped recreation area of at least 35m² which is directly accessible from a habitable room.</p> <p>and</p> <p>AO8.7 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>
Rural dwelling
<p>AO9.1 Rural dwellings (new) and primary dwellings (existing) are serviced by the same access crossing and driveway.</p> <p>and</p> <p>AO9.2 Rural dwellings are separated from other dwellings on the site by a minimum of 50m.</p>
Secondary dwelling
<p>AO10.1 The minimum site area is 100ha.</p> <p>and</p> <p>AO10.2 The maximum separation between the secondary dwelling and the existing dwelling is 50m.</p> <p>and</p> <p>AO10.3 The secondary dwelling uses the same property access as the principal dwelling.</p>
Home-based business
<p>AO11.1 Only one non-resident employee is on the premises at any one time.</p> <p>and</p> <p>AO11.2 The maximum gross floor area used is 50m².</p> <p>and</p> <p>AO11.3 There is no:</p> <ul style="list-style-type: none"> (a) sale of any goods from the premises other than those manufactured or serviced on the site; (b) hiring out of materials, goods, appliances or vehicles; (c) display of goods visible from outside the dwelling; (d) re-fuelling of vehicles; or (e) storage of chemicals, gases or other hazardous materials; <p>and</p>

Table 5.10.2 For accepted development

Acceptable Outcomes
<p>AO11.4 Signs displayed on the premises do not exceed 1.0m² in area. and</p> <p>AO11.5 The use does not rely on delivery vehicles larger than a 2.5t rigid vehicle. and</p> <p>AO11.6 The use operates between 8.00am and 6.00pm Monday to Saturday. and</p> <p>AO11.7 The use operates for a maximum of 25 hours in any week. and</p> <p>AO11.8 A maximum of one parking space is provided in addition to the requirements of the principal dwelling. and</p> <p>AO11.9 The use utilises the same vehicle access as the existing dwelling.</p>
Intensive animal industry
<p>AO12.1 Sites for intensive animal industry have a minimum area of:</p> <ul style="list-style-type: none"> (a) cattle feedlot up to 150 standard units – 100ha; (b) piggery up to 400 standard units – 100ha; (c) poultry farm up to 1,000 birds – 40ha; (d) commercial pigeon or quail facility up to 2,000 breeding pairs – 40ha; <p>and</p> <p>AO12.2 Areas for intensive animal industry have a minimum road frontage setback of:</p> <ul style="list-style-type: none"> (a) cattle feedlot up to 150 standard units – 50m; (b) piggery up to 400 standard units – 100m; (c) poultry farm up to 1,000 birds – 50m; (d) commercial pigeon or quail facility up to 2,000 breeding pairs – 100m; <p>and</p> <p>AO12.3 Land used for buildings, waste disposal areas and animal enclosures:</p> <ul style="list-style-type: none"> (a) has a slope between 3-6%; and (b) is located a minimum 100m from a watercourse; <p>and</p> <p>AO12.4 The site has frontage to and permanent all weather access from a public road. and</p> <p>AO12.5 On-farm processing facilities are setback a minimum of 500 metres from any sensitive land use or boundary of a vacant property. and</p> <p>AO12.6 Animal enclosures and waste storage areas:</p> <ul style="list-style-type: none"> (a) have a constructed floor or base with a permeability of no more than 0.1mm per day; and (b) are bunded to prevent the release of wastes; <p>and</p> <p>AO12.7 Heavy vehicle movements associated with the activity do not exceed 5 return movements per week.</p>
Permanent plantation
<p>AO13.1 Permanent plantations do not occur on agricultural land.</p>
For development affected by one or more overlays
Agricultural Land
<p>AO14.1 The proposal is not located on agricultural land identified on Overlay Map OM-01. or</p> <p>AO14.2 The proposal is necessary for efficient agricultural production and processing on the site. or</p> <p>AO14.3 The proposal provides an alternate productive rural activity that supports regionally significant agricultural industry. and</p> <p>AO14.4 Except for a dwelling directly associated with rural activities on the same site, sensitive land uses provide buffering to adjoining agricultural activities of:</p> <ul style="list-style-type: none"> (a) 40m – where a vegetated buffer provides a screen of a minimum 50% porosity and achieves a mature height exceeding 1.5 times the height of the sensitive land use; or (b) 300m – in all other circumstances;

Table 5.10.2 For accepted development

Acceptable Outcomes
<p>and</p> <p>AO14.5 All new access points from a road serving as a stock route incorporate a grid or effective gate to prevent stock entry between the stock route and adjoining premises.</p> <p>and</p> <p>AO14.6 Boundary fencing is maintained to the road boundary adjoining a stock route.</p>
Biodiversity
<p>AO15.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204.</p> <p>or</p> <p>AO15.2 For areas identified as Regulated Vegetation Category R and where an assessment confirms the presence of a defined drainage feature, watercourse or native vegetation, development is excluded from the mapped area.</p> <p>or</p> <p>AO15.3 Where a PMAV is approved by an administering authority following the commencement of this planning scheme, development may occur in mapped Regulated Vegetation Areas on Overlay Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists.</p> <p>or</p> <p>AO15.4 Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented.</p> <p>and</p> <p>AO15.5 Development is setback from land identified as Wildlife Habitat, Watercourses or Wetlands on Overlay Maps OM-0201 - OM-0204 a minimum of:</p> <ul style="list-style-type: none"> (a) 20 metres if in an urban or rural residential area; (b) 50 metres in other areas; <p>and</p> <p>AO15.6 Development adjacent to Protected Areas identified on Overlay Maps OM-0201 - OM-0204 is set back a minimum of 100m from the feature boundaries in the absence of any current 'Management Plans' for these areas.</p> <p>and</p> <p>AO15.7 Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-0201 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation.</p> <p>and</p> <p>AO15.8 A biosecurity plan is prepared and implemented to control the threat of species identified as invasive biosecurity matters.</p>
Bushfire Risk
<p>AO16.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;</p> <p>or</p> <p>AO16.2 A written assessment by an experienced or qualified bushfire management consultant confirms that the site is not a Bushfire Prone Area as mapped on Overlay Maps OM-0301 - OM-0304;</p> <p>or</p> <p>AO16.3 Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301 - OM-0304 as Medium Potential Bushfire Intensity Areas or Potential Impact Buffer Area complies with an approved Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) lot design and the siting of buildings and uses such that: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; (ii) efficient emergency access is optimised; (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation; (b) firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; (ii) access for fire-fighting or other emergency vehicles;

Table 5.10.2 For accepted development

Acceptable Outcomes	
<ul style="list-style-type: none"> (c) provision for water supply dedicated to fire-fighting purposes; (d) the required extent of vegetation clearing and landscaping and where required modified development design and/or lot layout to minimise clearing of regulated vegetation and impacts on matters of environmental significance; (e) landscaping species that are less likely to exacerbate a bushfire event; <p>and</p> <p>AO16.4 No hazardous materials, manufactured or stored in bulk, are on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p> <p>and</p> <p>AO16.5 New dwellings on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area are:</p> <ul style="list-style-type: none"> (a) located centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient (b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m; <p>and</p> <p>AO16.6 Where a reticulated water supply is not available, water supply tanks are provided for fire-fighting purposes within the development. The water tanks must:</p> <ul style="list-style-type: none"> (a) have 25,000 litres dedicated for fire-fighting purposes; (b) have a minimum pressure and flow of 10 litres a second at 200 kPa; (c) be of concrete construction; (d) have an outlet pipe of 50mm in diameter, fitted with a 50mm male camlock (standard rural fire brigade fitting) and an isolating valve; <p>and</p> <p>AO16.7 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.</p> <p>and</p> <p>AO16.8 A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet.</p> <p>and</p> <p>AO16.9 Development includes road access for fire-fighting appliances that has:</p> <ul style="list-style-type: none"> (a) a minimum cleared width of 6m and a minimum formed width of 4m; (b) a minimum of 4.8m vertical clearance; (c) a cross-fall of no greater than 10 degrees; (d) a maximum gradient of 12.5%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance; <p>and</p> <p>AO16.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.</p>	
Extractive and Mining Resources	
<p>AO17.1 Development in the resource or processing area depicted on Overlay Map OM-09 is for:</p> <ul style="list-style-type: none"> (a) extractive or resource industries or is directly associated therewith, or (b) other uses that would not constrain existing or future extractive or resource activities, or (c) a temporary use. <p>and</p> <p>AO17.2 Extraction or processing does not occur within the Key Resource Areas separation areas.</p> <p>and</p> <p>AO17.3 New residential, business and community activities are not located within the separation areas for the Key Resource Areas depicted on Overlay Map OM-09.</p> <p>and</p> <p>AO17.4 Sensitive land uses on lots which share a boundary with land identified as a mining tenement or designated Key Resource Areas are a minimum of 1000m from blasting-based extraction or 200m from mechanical extraction e.g. ripping.</p> <p>and</p>	

Table 5.10.2 For accepted development

Acceptable Outcomes
<p>AO17.5 Development does not increase the total number of lots within the separation areas for the Key Resource Areas depicted on Overlay Map OM-09.</p> <p>and</p> <p>AO17.6 Development does not increase the number of properties with access points to the Key Resource Areas transport route.</p> <p>or</p> <p>AO17.7 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>
Flood Risk
<p>AO18.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p> <p>or</p> <p>AO18.2 Development is sited above the defined flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) habitable floor levels - 500mm; (b) non-habitable floor levels - 300mm; (c) on-site sewage treatment, services infrastructure (including electricity, gas, water supply, sewerage and telecommunications) and storage areas for potential contaminants - 300mm; (d) all other development - 0mm; <p>or</p> <p>AO18.3 Building work below the nominated flood level allows for the flow through of flood water at ground level by:</p> <ul style="list-style-type: none"> (a) leaving the structure below flood level unenclosed; or (b) aligning any enclosure below flood level with the direction of water flow; or (c) ensuring any enclosure below flood level and not aligning with the direction of water flow have openings that are at least 50% of the enclosed area with a minimum opening of 75mm; <p>and</p> <p>AO18.4 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.</p> <p>and</p> <p>AO18.5 Signage is provided on site indicating at least one clear and direct pedestrian and vehicle evacuation route that remains passable during all floods up to and including the defined flood event.</p> <p>and</p> <p>AO18.6 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve <ul style="list-style-type: none"> (i) a net increase in filling greater than 500m³; or (ii) filling in excess of 1m vertical height; or (iii) filling exceeding 250m in unbroken length; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; and (iv) any reduction in flood warning times. <p>and</p> <p>AO18.7 There is no manufacture or storage of hazardous or contaminating materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of a defined flood event, or the highest known flood event.</p> <p>and</p> <p>AO18.8 Works in rural areas:</p> <ul style="list-style-type: none"> (a) do not involve a net increase in filling greater than 50m³ if within 100 metres of a wetland or waterway; (b) do not result in any reductions of on-site flood storage capacity; (c) contain within the subject site any changes to the depth, duration or velocity of flood waters; <p>and</p>

Table 5.10.2 For accepted development

Acceptable Outcomes
<p>AO18.9 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p>
<p>Heritage</p>
<p>AO19.1 Works do not alter, remove or conceal significant features of the heritage place. and AO19.2 Where part of a building is intended to be demolished or adapted for an adjusted need (i.e. to provide disabled access) the works are limited to the immediate area of need, use materials matching similar aspects of the original building and the remaining parts of the building are retained. and AO19.3 Development is minor and necessary to maintain a significant use for the heritage place.</p>
<p>Historic Subdivisions</p>
<p>AO20.1 The site is: <ul style="list-style-type: none"> (a) connected to a reticulated town water supply; or (b) provided with a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres; and AO20.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i>; and AO20.3 The site is within 5km distance by constructed road of a school if not on a current school bus route. and AO20.4 The site has direct access to a surveyed road constructed in accordance with the CMDG. and AO20.5 Stormwater is discharged to: <ul style="list-style-type: none"> (a) a lawful point of discharge; or (b) downstream properties, subject to the written consent of the affected landowners; or (c) a natural drainage system; and AO20.6 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p> <p>Note: This does not apply to outbuildings and extensions to an existing house.</p>
<p>Infrastructure</p>
<p>Water treatment, wastewater treatment and waste disposal facilities</p> <p>AO21.1 Development does not result in an increase in the number of people on a site for a sensitive land use in the separation area associated with the solid waste management, sewerage and water treatment facilities as identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05. and Roads and railway</p> <p>AO21.2 Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05 incorporates a landscaped buffer along the frontage of the site: <ul style="list-style-type: none"> (a) a minimum width of two metres to a State-controlled road or one metre to any other identified road; (b) incorporating species with a minimum mature height of three metres; and AO21.3 Sensitive land uses are: <ul style="list-style-type: none"> (a) designed with outdoor living areas that are shielded from the emission source associated with the road; (b) designed with emission-sensitive rooms furthest from the road corridor; (c) constructed of materials that achieve the weighted sound reduction value; <p>Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values. and AO21.4 Works not associated with the rail corridor provide a minimum separation of 20 metres from a rail corridor boundary or the Surat Basin Infrastructure Corridor identified on Infrastructure Overlay Maps OM-07B01 – OM-07B04.</p> </p>

Table 5.10.2 For accepted development

Acceptable Outcomes
<p>and</p> <p>Coal load-out facility and transport road</p> <p>AO21.5 Development for a sensitive land use is separated a minimum of 300 metres from any boundary adjacent to a Coal Train Load-Out Facility or Coal Transport Road identified on Overlay Map OM-07B01 or OM-07B03.</p> <p>and</p> <p>AO21.6 Access to the coal transport road is designed and constructed in accordance with the CMDG.</p> <p>and</p> <p>Oil and gas pipelines</p> <p>AO21.7 A minimum of 200 metres separates buildings and structures from the identified petroleum and natural gas pipeline infrastructure on Infrastructure Overlay Maps OM-07B01 – OM-07B02 if the development:</p> <ul style="list-style-type: none"> (a) increases the number of people living, working or congregating on the site; or (b) involves the storage of flammable, explosive or other hazardous materials <p>and</p> <p>Power station</p> <p>AO21.8 Development does not establish a sensitive land use in the separation area associated with the power station as identified on Infrastructure Overlay Map OM-07C05.</p> <p>and</p> <p>Electricity</p> <p>For sites 5 hectares or larger</p> <p>AO21.9 Sensitive land uses maintain the following separation distances from the following electricity infrastructure:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts; (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 m for transmission lines exceeding 275 kilovolts; (d) 50 m for high voltage substations; <p>and</p> <p>AO21.10 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>
Water Resources
<p>AO22.1 The following activities do not establish within the Callide and Kroombit Dam Water Resource Catchment Areas or within the weir buffers shown on Overlay Map OM-08:</p> <ul style="list-style-type: none"> (a) intensive horticulture; (b) intensive animal industry; <p>and</p> <p>AO22.2 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.</p> <p>or</p> <p>AO22.3 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.</p> <p>and</p> <p>AO22.4 Development does not involve:</p> <ul style="list-style-type: none"> (a) any increase in impervious area; and (b) there is no discharge of potential water contaminants;

Table 5.10.3 For assessable development

Performance Outcomes
General
Built form
<p>PO1 Development maintains the rural character of the locality.</p> <p>and</p> <p>PO2 Vegetation clearing is limited to the immediate development area, vehicle accesses and maintenance trails.</p>

Table 5.10.3 For assessable development

Performance Outcomes	
Amenity	
PO3	Light spill from the premises does not create a nuisance outside the site.
and	
PO4	The air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> are maintained for the ongoing operation of the use.
and	
PO5	The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.
Servicing	
PO6	Development has access to water supply, including fire-fighting, and approved wastewater disposal to a standard that meets the demonstrated demand of the proposed use.
Site suitability	
PO7	Development is not exposed to risk from natural hazard relating to landslide.
and	
PO8	Development of sites on the Contaminated Land Register or Environmental Management Register do not expose sensitive land uses to any health risks associated with the previous or current use of the land.
Separation distances	
PO9	New sensitive land uses are separated from agricultural production uses and activities so that they: <ul style="list-style-type: none"> (a) do not result in any loss of agricultural productivity in the Rural Zone; (b) are not exposed to impacts associated with chemical spray drift, noise, dust, odours or other emissions; and (c) do not represent a biosecurity risk to agriculture;
and	
PO10	The siting of new sensitive uses protects the ongoing operation of special or extractive industries operating in the Rural or Special Industry Zones and any associated transport routes.
Contamination	
PO11	Development prevents the introduction to or departure from the site of species identified as invasive biosecurity matters.
and	
PO12	Areas where potentially contaminating substances are stored or used are covered and bunded.
and	
PO13	Provision is made for spills to be controlled on-site for removal and disposal by an approved means.
and	
PO14	Liquid or solid wastes are not discharged directly to land or waters.
Specific uses	
Residential uses (other than a dwelling house)	
PO15	Residential development has a direct connection with and does not compromise the operational integrity of the rural use of the land.
and	
PO16	Residential development retains the rural amenity and character of the area.
and	
PO17	Home-based businesses support the economic viability of existing lawful commercial and industrial uses in the Centre, Industry, Mixed Use and Township zones.
and	
PO18	Development for a rural dwelling does not create any additional traffic hazard potential or exacerbate any existing traffic hazard.
and	
PO19	Development for a rural dwelling establishes adequate residential privacy and amenity and maintains the rural character of the area.
Extractive industry	
PO20	Extractive industry operations: <ul style="list-style-type: none"> (a) do not increase the potential for landslip; (b) restrict vegetation clearing to the nominated extraction area;

Table 5.10.3 For assessable development

Performance Outcomes	
<ul style="list-style-type: none"> (c) are located outside natural drainage features, except where extracting sand or other riverine materials; (d) avoid impacts on groundwater recharge and discharge areas; (e) design internal movement areas to: <ul style="list-style-type: none"> (i) avoid running parallel to waterways; (ii) cross waterways by bridging at right angles; (iii) drain tracks using erosion resistant table and cross drains; (iv) incorporate dust-suppression techniques; (f) divert stormwater runoff away from disturbed areas and provide sediment basins and other runoff controls; (g) manage discharge from washing plants, maintenance and cleaning areas to allow holding and treatment prior to release to settlement ponds; (h) harvest water for re-use on-site; (i) dispose of sewage, oil, grease and solvents to an approved disposal system; 	
and	
PO21	Operation of the use has no negative visual or acoustic impact on existing sensitive land uses within 1km of the site.
and	
PO22	Blasting, crushing, screening and loading activities do not create a public safety risk or disturb the early morning, late evening or public holiday amenity of the locality.
and	
PO23	Extractive industries are designed, implemented and operated to promote the efficient extraction of economic resources in a responsible manner through an approved site-based management plan that includes, but is not limited to: <ul style="list-style-type: none"> (a) a description of the nature, location and extent of the resource, site access and proposed internal roads, stockpiling areas, water detention/treatment areas and the location of other services and infrastructure; (b) details of any proposed staging, geological and geotechnical information, the amount of material to be extracted (both total and annual tonnage), method of extraction and on-site processing and transportation method and frequency of trips; (c) amenity impacts and method of amelioration, including noise, hours of operation, lighting and landscaping; (d) processes for monitoring the environmental impacts on water quality objectives, management of waste water, overland flows and stormwater controls, vegetation clearing and weed management; (e) assessment of risks and hazards; (f) rehabilitation plans;
and	
PO24	The transportation of materials from the site utilises, or provides access to, a transport route that is constructed and maintained to a standard capable of carrying heavy vehicles.
and	
PO25	Site access provides a safe vehicle operating environment on the adjoining road.
and	
PO26	The design, operation and staging of the extractive industry incorporate a plan for the progressive rehabilitation of the site to provide for the optimal future land use and form following cessation of the extraction operations.
Intensive animal industry	
PO27	Intensive animal industries are located and designed: <ul style="list-style-type: none"> (a) to protect the amenity and environmental impacts on the surrounding area; (b) with effective separation of emissions generating activities from site boundaries, public roads, sensitive land uses, water courses, drainage lines, supply catchments, wells and bores and other natural features; (c) to achieve sustainable stocking rates that contribute to animal welfare and minimisation of land degradation and other impacts; (d) with effective bio-security and disease risk management practices; (e) allow for regular maintenance and cleaning; (f) maintain a sustainable portion of the land for other ongoing agricultural production and associated activities;

Table 5.10.3 For assessable development

Performance Outcomes	
and	
PO28	Intensive animal industries are: <ul style="list-style-type: none"> (a) located on slopes that facilitate ventilation and environmental management; (b) free of weeds, pest animals, disease or significant land degradation; (c) supplied with a reliable, good quality water supply; (d) utilise, or provide access to, a transport route that is constructed and maintained to a standard capable of carrying heavy vehicles; (e) serviced by site access that provides a safe vehicle operating environment on the adjoining road;
and	
PO29	Intensive animal industries are located within areas of the site which are of the lowest agricultural quality.
and	
PO30	On farm processing facilities have no negative impact on existing sensitive land uses within 500m of the site.
and	
PO31	Following cessation of the intensive animal industry: <ul style="list-style-type: none"> (a) all disused buildings, enclosures and infrastructure are removed from the site; (b) all waste is removed from the land or recycled onsite; (c) effluent ponds are filled or rehabilitated to provide water quality of a standard that can support aquatic vertebrates and invertebrates; (d) contaminated soil is remediated or removed from the land;
Renewable energy facility	
PO32	The proposal demonstrates that the capacity of the electricity infrastructure network is sufficient to accommodate the design electricity output to be generated by the facility.
and	
PO33	The development is designed to include provision for the location of a battery storage component, either as part of the current proposal or in the future.
and	
PO34	Renewable energy facilities do not create a glare nuisance potential above the Low Potential for After-Image category for a sensitive land use or transport operations external to the site.
and	
PO35	Operations do not disturb the early morning or late evening amenity of the locality.
and	
PO36	Renewable energy facilities: <ul style="list-style-type: none"> (a) restrict vegetation clearing to the nominated operation area; (b) design internal movement areas to: <ul style="list-style-type: none"> (i) avoid running parallel to waterways; (ii) cross waterways by bridging at right angles; (iii) drain tracks using erosion resistant table and cross drains; (iv) incorporate dust-suppression techniques; (c) divert stormwater runoff away from disturbed areas;
and	
PO37	Following cessation of the renewable energy facility, all associated infrastructure is removed, the disturbed area of land is revegetated and the land is returned to agricultural use.
and	
PO38	Rehabilitation of the site does not result in any increase in waste being deposited at a Council landfill facility.
Permanent plantations	
PO39	Permanent plantations do not result in any loss of agricultural productivity.
For development affected by one or more overlays	
Agricultural Land	
PO40	An agricultural sustainability report prepared by a qualified agronomist demonstrates that: <ul style="list-style-type: none"> (a) the proposed development sustains or improves the productivity and viability of agricultural land identified on Overlay Map OM-01; and

Table 5.10.3 For assessable development

Performance Outcomes	
<p>(b) the proposed development is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.</p> <p>and</p> <p>PO41 Development for non-agricultural purposes does not constrain agricultural land being used for production of broadacre or horticultural crops on land identified on Overlay Map OM-01.</p> <p>and</p> <p>PO42 Uses and works that do not have a specific locational requirement to be situated on agricultural land do not cause adverse impacts on such areas.</p> <p>and</p> <p>PO43 Development maintains the operational efficiency and ongoing integrity and function of stock routes.</p> <p>For reconfiguring a lot only</p> <p>PO44 Lot reconfigurations maintain the opportunity for agricultural production on agricultural land.</p> <p>and</p> <p>PO45 Subdivision:</p> <ul style="list-style-type: none"> (a) results in a more productive use and management of agricultural land for agricultural use; (b) does not lead to increased fragmentation of agricultural land; (c) does not increase the potential conflict between agricultural and non-agricultural land uses; (d) does not result in any loss of flexibility in the way landholdings are used for agricultural production <p>or</p> <p>PO46 Boundary realignment:</p> <ul style="list-style-type: none"> (a) results in consolidation of agricultural land and maximisation of agricultural utility of the site (b) provides improved land management; (c) does not give rise to, or worsen, land use conflicts between agricultural and incompatible land uses 	
Biodiversity	
<p>PO47 Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.</p> <p>and</p> <p>PO48 Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.</p> <p>and</p> <p>PO49 Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.</p> <p>and</p> <p>PO50 Development retains, maintains and enhances the environmental and biodiversity values, hydrological characteristics, water quality objectives, habitat and visual amenity values of watercourses and wetlands.</p> <p>and</p> <p>PO51 The development prevents the incursion or spread of species identified as invasive biosecurity matters.</p>	
Bushfire Risk	
<p>PO52 Development avoids any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration:</p> <ul style="list-style-type: none"> (a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ecological values of the site; (f) ongoing maintenance; and (g) on-site and off-site fire hazard implications; <p>and</p>	

Table 5.10.3 For assessable development

Performance Outcomes	
PO53	Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events.
	and
PO54	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.
	and
PO55	Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings.
	and
PO56	Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.
For reconfiguring a lot by subdivision only	
PO57	Subdivision design incorporates a perimeter road that: <ul style="list-style-type: none"> (a) is located between the boundary of the proposed lots and the bushfire hazard area; (b) has a minimum cleared width of 20m and a constructed minimum road width of 6m; (c) has a maximum gradient of 12.5%; (d) is constructed to an all-weather standard and ensures any culverts and bridges have a minimum load bearing of 15 tonnes;
	and
PO58	Fire trails are provided to: <ul style="list-style-type: none"> (a) mitigate against bushfire hazard; (b) enable access for fire fighters, residents and equipment; and (c) allow access for hazard reduction management programs;
	and
PO59	Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.
Extractive and Mining Resources	
PO60	The long term availability of the extractive or mining resource for extraction or processing is maintained.
	and
PO61	Development does not increase the number of people living in the separation areas for the Key Resource Areas identified on Overlay Map OM-09.
	and
PO62	Extractive industry development maintains the function and integrity of the Key Resource Areas separation areas as an efficient and effective buffer between extractive/processing operations and incompatible uses beyond the separation area.
	and
PO63	Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials along identified transport routes.
	and
PO64	Development in the vicinity of mining tenements: <ul style="list-style-type: none"> (a) does not compromise the utilisation of mining resources and transport routes or access routes to the mining resources; (b) does not adversely affect the safe and efficient operation of the mining related activities; (c) is sited, designed or of a nature that ensures that the use is not sensitive to the potential impacts of mining related activities such as noise and dust emissions; and (d) makes provision for adequate buffers between the mining resources and new development.
Flood Risk	
For development in the Muirs Road Precinct	
PO65	Development only includes: <ul style="list-style-type: none"> (a) animal husbandry if for grazing on open pasture; or (b) cropping; or (c) permanent plantation;
	and
PO66	Building work or extensions to existing buildings are: <ul style="list-style-type: none"> (a) small scale; and (b) not for habitable use or occupation by people or animals;

Table 5.10.3 For assessable development

Performance Outcomes
<p>Editor's Note: Buildings should not be used for storage of expensive equipment or livestock that would be subject to risk in the event of a flood.</p> <p>Elsewhere</p> <p>PO67 Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.</p> <p>and</p> <p>PO68 Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.</p> <p>and</p> <p>PO69 Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties.</p> <p>and</p> <p>PO70 Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.</p> <p>and</p> <p>PO71 Essential community infrastructure in any area mapped on Overlay Maps OM-0401 - OM-0404 as Flood Hazard Area is able to function effectively during and immediately after flood.</p> <p>and</p> <p>For reconfiguring a lot only</p> <p>PO72 The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.</p>
Heritage
<p>PO73 Development of a heritage place conforms to a conservation management plan for the site prepared in accordance with <i>The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance</i>.</p> <p>and</p> <p>PO74 All alterations to a heritage place are documented by a suitably qualified person.</p> <p>and</p> <p>PO75 New buildings or structures and extensions to new buildings and structures incorporate but do not replicate the valued architectural features of the heritage place.</p> <p>and</p> <p>PO76 Demolition of significant components of a heritage place only occurs where options for the restoration of the existing building have been investigated and deemed to be impractical.</p> <p>and</p> <p>PO77 Reconfiguring a lot does not:</p> <ul style="list-style-type: none"> (a) reduce public access to the heritage place; (b) result in the heritage place being obscured from public view; (c) obscure or destroy the following elements relating to the heritage place: <ul style="list-style-type: none"> (i) established pattern of subdivision; (ii) the landscape setting; <p>and</p> <p>PO78 Works conserve the features and values that contribute to the significance of the heritage place and are visually unobtrusive in the setting of the heritage place.</p> <p>and</p> <p>PO79 Development adjoining a heritage place is designed, sited and constructed so that the cultural heritage significance of the heritage place, including its context, setting, appearance and archaeology is not adversely affected.</p>
Historic Subdivisions
<p>PO80 A site in the Historic Subdivisions Overlay is not developed for a non-rural use where:</p> <ul style="list-style-type: none"> (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm.
<p>Note: This does not apply to outbuildings and extensions to an existing house.</p>

Table 5.10.3 For assessable development

Performance Outcomes
Infrastructure
<p>Water treatment, wastewater treatment and waste disposal facilities</p> <p>PO81 Separation distances are established between solid waste management facilities, water or sewerage treatment plants and incompatible land uses that protects the ongoing operation of the facility and the amenity for occupants or users of nearby premises.</p> <p>and</p> <p>Roads and railway</p> <p>PO82 Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.</p> <p>and</p> <p>PO83 Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 achieve a level of amenity consistent with the intended use.</p> <p>and</p> <p>PO84 Development provides protection for site users from unreasonable interference associated with rail operations noise.</p> <p>and</p> <p>PO85 Development protects rail corridors from intrusion of incompatible land use by incorporating separation distances consistent with the intended use.</p> <p>and</p> <p>Coal load-out facility and haul route</p> <p>PO86 Uses are protected from adverse noise, vibration, air emissions and traffic safety impacts associated with the intensive haulage of coal along a Coal Train Load-Out Facility Haul Route and operation of a Coal Train Load-Out Facility identified on Overlay Map OM-07B01.</p> <p>and</p> <p>Oil and gas pipelines</p> <p>PO87 Separation distances between petroleum and natural gas pipeline infrastructure and people, property and hazardous materials establishes a low risk of harm or damage to people, property and the infrastructure.</p> <p>and</p> <p>Power station</p> <p>PO88 Separation distance between sensitive land uses and the power station protects the safety and amenity for occupants or users of nearby premises and the continued and unimpeded operation of the power station.</p> <p>and</p> <p>PO89 There is no increase in the number of lots in the separation area associated with the power station as identified on Infrastructure Overlay Map OM-07C05.</p> <p>and</p> <p>Electricity</p> <p>PO90 Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.</p> <p>and</p> <p>PO91 Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.</p>
Water Resources
<p>PO92 Development within the Callide and Kroombit Dam Water Resource Catchment Areas or the weir buffers shown on Overlay Map OM-08 protects the quality and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>and</p> <p>PO93 Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.</p> <p>and</p> <p>PO94 Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.</p>

5.11 Rural Residential Zone

5.11.1 Categories of assessment

The following table identifies the categories of assessment for development in the Rural Residential Zone for making a material change of use.

Table 5.11.1 Rural Residential Zone	
Accepted development	
Cropping If less than 10% of site area	
Dwelling house If not: <ul style="list-style-type: none"> ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; or ▪ identified on the Historic Subdivisions Overlay Map OM-06; or ▪ involving a secondary dwelling <p>Note: This includes the parking of heavy vehicles which are necessary in the employment of residents. Editor's Note: For minor building work, refer to Table 4.1.4</p>	
Emergency services	
Utility installation if not a waste management facility or sewage treatment plant	
Accepted development subject to requirements	
Use	Requirements
Animal husbandry If carried out on a site larger than 2ha	Rural Residential Zone Code – Table 5.11.2
Dwelling house If: <ul style="list-style-type: none"> ▪ not identified on the Historic Subdivisions Overlay Map OM-06; and ▪ involving a secondary dwelling; <p>Note: This includes the parking of heavy vehicles which are necessary in the employment of residents.</p>	Rural Residential Zone Code – Table 5.11.2 Development Design Code – Table 6.3.1
Home-based business	Rural Residential Zone Code – Table 5.11.2 Development Design Code – Table 6.3.1
Assessable development	
Use	Assessment benchmarks
Code assessment	
Animal husbandry If carried out on a site 2ha or less	Rural Residential Zone Code – Table 5.11.3 Development Design Code – Table 6.3.2
Major electricity infrastructure	Rural Residential Zone Code – Table 5.11.3 Development Design Code – Table 6.3.2
Impact assessment	
Any defined use not listed in this table. Any undefined use.	The Planning Scheme

Editor's note – The above categories of assessment apply unless otherwise prescribed in the Act or the regulation.

5.11.2 Rural Residential Zone Code

5.11.2.1 Application

- (1) This code applies to development where the code is identified as applicable in the Categories of Assessment Table. When using this code, reference should be made to Section 1.5.2 and, where applicable, Section 1.6.1.

5.11.2.2 Purpose

- (1) The purpose of the Rural Residential Zone Code is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (2) The purpose of the Code will be achieved through the following overall outcomes:
 - (a) large residential lots in a clustered settlement pattern support single dwelling houses with extensive private open space and generous separation distances from neighbouring dwellings that contribute to the semi-rural character and amenity;
 - (b) limited services, community facilities and infrastructure are provided to a standard normally expected in non-urban areas;
 - (c) significant conflict with other uses is avoided by the provision of buffers on the site of new development for rural residential purposes;
 - (d) sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land uses;
 - (e) and where affected by an overlay for:
 - (i) agricultural land:
 - (A) development is compatible with the viability, integrity, operation and maintenance of the stock route network;
 - (ii) biodiversity:
 - (A) development retains the biodiversity and ecological connectivity functions of natural features such as waterways, wetlands and bushland;
 - (B) areas of significant ecological and environmental value are protected from the intrusive impacts of adjacent development;
 - (C) development includes effectual biosecurity management practices;
 - (iii) bushfire or flood risk:
 - (A) the use and works support and do not unduly burden disaster management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;
 - (B) development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;
 - (C) works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;
 - (D) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
 - (E) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
 - (iv) extractive or mining resources:
 - (A) the establishment, continuation and productivity of mining tenements and designated Key Resource Areas is facilitated and protected from irreversible alienation;
 - (B) development for mining tenements or extractive resources provides access from transport infrastructure of a standard suitable to the volume and weight of traffic generated by the development;
 - (C) existing or future development of mining tenements and within designated Key Resource Areas and their identified transport routes is not prejudiced by the intrusion of incompatible uses;
 - (v) historic subdivisions:
 - (A) land included in the Historic Subdivisions Overlay remains undeveloped for non-rural purposes where it is unable to access a reasonable level of service without direct intervention from Council;

- (vi) infrastructure:
 - (A) the viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing infrastructure;
 - (B) an appropriate level of amenity is maintained for development in the vicinity of identified infrastructure;
 - (C) the interaction between transport infrastructure and sensitive land uses is managed to maintain the efficiency of the transport network and to protect community health and amenity;
- (vii) water resources:
 - (A) water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;
 - (B) development does not adversely impact on the recharge capacity of the groundwater management areas;

5.11.2.3 Requirements for accepted development or assessment benchmarks

Table 5.11.2 For accepted development

Acceptable Outcomes
General
Built form
<p>AO1.1 Maximum building height is 8.5m above ground level. and</p> <p>AO1.2 Buildings are set back at least:</p> <ul style="list-style-type: none"> (a) 10m from the primary street frontage; (b) 6m from the secondary street frontage; (c) 6m or half the building height from a side boundary; (d) 6m from the rear boundary; <p>and</p> <p>AO1.3 Site cover does not exceed 10%. and</p> <p>AO1.4 A maximum of one dwelling house is located on each lot.</p>
Amenity
<p>AO2.1 A well-maintained 1.5m vegetated buffer is provided on the residential land to any boundary with an adjacent existing non-residential use. and</p> <p>AO2.2 The vertical illumination resulting from direct or indirect light from the premises is 8lux or less when measured at ground level at any point 1.5m outside the site. and</p> <p>AO2.3 All mechanical plant and equipment fitted to service the development incorporate acoustic attenuation and are fully screened from view at the property boundary. and</p> <p>AO2.4 Development achieves the applicable requirements of:</p> <ul style="list-style-type: none"> (a) the <i>Environmental Protection (Air) Policy 2019</i>; and (b) the <i>Environmental Protection (Noise) Policy 2019</i>; <p>and</p> <p>AO2.5 New sensitive uses are separated from existing lawful or approved activities by:</p> <ul style="list-style-type: none"> (a) 30m – stables; (b) 100m – Rural Industry, commercial pigeon or quail facility (up to 2,000 breeding pairs); (c) 200m – cattle dips, dairy bails and associated yards; (d) 300m – Intensive Horticulture, Cropping (spray drift); (e) 500m – stock saleyards, kennels, commercial pigeon or quail facility (more than 2,000 breeding pairs); (f) 1km –cattle feedlot (0 – 1,000 standard cattle units), piggery (0 – 400 standard pig units), poultry farm (up to 1,000 birds); (g) 2km – cattle feedlot (1,001 – 10,000 standard cattle units), piggery (401 – 5,000 standard pig units), poultry farm (1001 – 5,000 birds); (h) 5km – cattle feedlot (more than 10,000 standard cattle units), piggery (more than 5,000

Table 5.11.2 For accepted development

Acceptable Outcomes
standard pig units), poultry farm (more than 5,000 birds);
Servicing
AO3.1 Stormwater discharge must be to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners. and AO3.2 Development has direct access to a sealed road.
Contamination
AO4.1 Development for sensitive land uses does not occur on sites listed on the Contaminated Land Register or Environmental Management Register. or AO4.2 Contaminated soils subject to a development for sensitive land uses are remediated prior to plan sealing, or issuing of building works permit or operational works permit.
Specific uses
Animal husbandry
AO5.1 Non-residential buildings, animal enclosures with a gross floor area up to 100m ² and storage facilities are setback 50 metres from any dwelling on surrounding land. or AO5.2 Animal enclosures with a gross floor area in excess of 100m ² and effluent storage areas locate at least 75 metres from any dwelling on surrounding land.
Secondary dwelling
AO6.1 The minimum site area is 4,000m ² . and AO6.2 The secondary dwelling has a maximum floor area of 70m ² . and AO6.3 The maximum separation between the secondary dwelling and the existing dwelling is 10m. and AO6.4 The design of the secondary dwelling uses materials and features that match the existing dwelling. and AO6.5 The secondary dwelling uses the same property access as the principal dwelling.
Home-based business
AO7.1 Only one non-resident employee is on the premises at any one time. and AO7.2 The maximum gross floor area used is 50m ² . and AO7.3 There is no: <ul style="list-style-type: none"> (a) sale of any goods from the premises other than those manufactured or serviced on the site; (b) hiring out of materials, goods, appliances or vehicles; (c) display of goods visible from outside the dwelling; (d) re-fuelling of vehicles; or (e) storage of chemicals, gases or other hazardous materials; and AO7.4 Signs displayed on the premises do not exceed 1.0m ² in area. and AO7.5 The use does not rely on delivery vehicles larger than a 2.5t rigid vehicle. and AO7.6 The use operates between 8.00am and 6.00pm Monday to Saturday. and AO7.7 The use operates for a maximum of 25 hours in any week. and AO7.8 A maximum of one parking space is provided in addition to the requirements of the principal dwelling. and AO7.9 The use utilises the same vehicle access as the existing dwelling.

Table 5.11.2 For accepted development

Acceptable Outcomes
For development affected by one or more overlays
Agricultural Land
<p>AO8.1 All new access points from a road serving as a stock route incorporate a grid or effective gate to prevent stock entry between the stock route and adjoining premises.</p> <p>and</p> <p>AO8.2 Boundary fencing is maintained to the road boundary adjoining a stock route.</p>
Biodiversity
<p>AO9.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 -OM-0204.</p> <p>or</p> <p>AO9.2 For areas identified as Regulated Vegetation Category R and where an assessment confirms the presence of a defined drainage feature, watercourse or native vegetation, development is excluded from the mapped area.</p> <p>or</p> <p>AO9.3 Where a PMAV is approved by an administering authority following the commencement of this planning scheme, development may occur in mapped Regulated Vegetation Areas on Overlay Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists.</p> <p>or</p> <p>AO9.4 Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented.</p> <p>and</p> <p>AO9.5 Development is setback from land identified as Wildlife Habitat, Watercourses or Wetlands on Overlay Maps OM-0201 -OM-0204 a minimum of:</p> <ul style="list-style-type: none"> (a) 20 metres if in an urban or rural residential area; (b) 50 metres in other areas. <p>and</p> <p>AO9.6 Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-0201 -OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation.</p> <p>and</p> <p>AO9.7 A biosecurity plan is prepared and implemented to control the threat of species identified as invasive biosecurity matters.</p>
Bushfire Risk
<p>AO10.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;</p> <p>or</p> <p>AO10.2 A written assessment by an experienced or qualified bushfire management consultant confirms that the site is not a Bushfire Prone Area as mapped on Overlay Maps OM-0301 - OM-0304;</p> <p>or</p> <p>AO10.3 Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301 - OM-0304 as Medium Potential Bushfire Intensity Areas or Potential Impact Buffer Area complies with an approved Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) lot design and the siting of buildings and uses such that: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; (ii) efficient emergency access is optimised; (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation; (b) firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; (ii) access for fire-fighting or other emergency vehicles; (c) provision for water supply dedicated to fire-fighting purposes;

Table 5.11.2 For accepted development

Acceptable Outcomes	
<p>(d) the required extent of vegetation clearing and landscaping and where required modified development design and/or lot layout to minimise clearing of regulated vegetation and impacts on matters of environmental significance;</p> <p>(e) landscaping species that are less likely to exacerbate a bushfire event;</p> <p>and</p> <p>AO10.4 No hazardous materials, manufactured or stored in bulk, are on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p> <p>and</p> <p>AO10.5 New dwellings on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area are:</p> <p>(a) located centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that:</p> <p style="margin-left: 20px;">(i) is free of highly combustible vegetated areas; and</p> <p style="margin-left: 20px;">(ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or</p> <p style="margin-left: 20px;">(iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient</p> <p>(b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m;</p> <p>and</p> <p>AO10.6 Where a reticulated water supply is not available, water supply tanks are provided for fire-fighting purposes within the development. The water tanks must:</p> <p>(a) have 25,000 litres dedicated for fire-fighting purposes;</p> <p>(b) have a minimum pressure and flow of 10 litres a second at 200 kPa;</p> <p>(c) be of concrete construction;</p> <p>(d) have an outlet pipe of 50mm in diameter, fitted with a 50mm male camlock (standard rural fire brigade fitting) and an isolating valve;</p> <p>and</p> <p>AO10.7 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.</p> <p>and</p> <p>AO10.8 A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet.</p> <p>and</p> <p>AO10.9 Development includes road access for fire-fighting appliances that has:</p> <p>(a) a minimum cleared width of 6m and a minimum formed width of 4m;</p> <p>(b) a minimum of 4.8m vertical clearance;</p> <p>(c) a cross-fall of no greater than 10 degrees;</p> <p>(d) a maximum gradient of 12.5%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance;</p> <p>and</p> <p>AO10.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.</p>	
Extractive and Mining Resources	
<p>AO11.1 Development in the resource or processing area depicted on Overlay Map OM-09 is for:</p> <p>(a) extractive or resource industries or is directly associated therewith, or</p> <p>(b) other uses that would not constrain existing or future extractive or resource activities, or</p> <p>(c) a temporary use;</p> <p>and</p> <p>AO11.2 Sensitive land uses on lots which share a boundary with land identified as a mining tenement or designated Key Resource Areas are a minimum of 1000m from blasting-based extraction or 200m from mechanical extraction e.g. ripping.</p>	
Flood Risk	
<p>AO12.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p> <p>or</p> <p>AO12.2 Development is sited above the defined flood event where known, or the highest known flood event, as follows:</p>	

Table 5.11.2 For accepted development

Acceptable Outcomes
<p>(a) habitable floor levels - 500mm; (b) non-habitable floor levels - 300mm; (c) on-site sewage treatment, services infrastructure (including electricity, gas, water supply, sewerage and telecommunications) and storage areas for potential contaminants - 300mm; (d) all other development - 0mm;</p> <p>or</p> <p>AO12.3 Building work below the nominated flood level allows for the flow through of flood water at ground level by:</p> <p>(a) leaving the structure below flood level unenclosed; or (b) aligning any enclosure below flood level with the direction of water flow; or (c) ensuring any enclosure below flood level and not aligning with the direction of water flow have openings that are at least 50% of the enclosed area with a minimum opening of 75mm;</p> <p>and</p> <p>AO12.4 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.</p> <p>and</p> <p>AO12.5 Signage is provided on site indicating at least one clear and direct pedestrian and vehicle evacuation route that remains passable during all floods up to and including the defined flood event.</p> <p>and</p> <p>AO12.6 Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in:</p> <p>(i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times;</p> <p>and</p> <p>AO12.7 There is no manufacture or storage of hazardous materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of a defined flood event, or the highest known flood event.</p> <p>and</p> <p>AO12.8 Works in rural areas:</p> <p>(a) do not involve a net increase in filling greater than 50m³ if within 100 metres of a wetland or waterway; (b) do not result in any reductions of on-site flood storage capacity; (c) contain within the subject site any changes to the depth, duration or velocity of flood waters;</p> <p>and</p> <p>AO12.9 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p>
Historic Subdivisions
<p>AO13.1 The site is:</p> <p>(a) connected to a reticulated town water supply; or (b) provided with a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres;</p> <p>and</p> <p>AO13.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i>;</p> <p>and</p> <p>AO13.3 The site is within 5km distance by constructed road of a school if not on a current school bus route.</p> <p>and</p> <p>AO13.4 The site has direct access to a surveyed road constructed in accordance with the CMDG.</p> <p>and</p> <p>AO13.5 Stormwater is discharged to:</p>

Table 5.11.2 For accepted development

Acceptable Outcomes
<p>(a) a lawful point of discharge; or (b) downstream properties, subject to the written consent of the affected landowners; or (c) a natural drainage system;</p> <p>and</p> <p>AO13.6 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p> <p>Note: This does not apply to outbuildings and extensions to an existing house.</p>
<p>Infrastructure</p>
<p>Water treatment, wastewater treatment and waste disposal facilities</p> <p>AO14.1 Development does not result in an increase in the number of people on a site for a sensitive land use in the separation area associated with the solid waste management, sewerage and water treatment facilities as identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05.</p> <p>and</p> <p>Roads and railway</p> <p>AO14.2 Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05 incorporates a landscaped buffer along the frontage of the site:</p> <p>(a) a minimum width of two metres to a State-controlled road or one metre to any other identified road; (b) incorporating species with a minimum mature height of three metres;</p> <p>and</p> <p>AO14.3 Sensitive land uses are:</p> <p>(a) designed with outdoor living areas that are shielded from the emission source associated with the road; and (b) designed with emission-sensitive rooms furthest from the road corridor; and (c) constructed of materials that achieve the weighted sound reduction value;</p> <p>Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.</p> <p>and</p> <p>Electricity</p> <p>For sites 5 hectares or larger</p> <p>AO14.4 Sensitive land uses maintain the following separation distances from the following electricity infrastructure:</p> <p>(a) 20 m for transmission lines up to 132 kilovolts; (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 m for transmission lines exceeding 275 kilovolts; (d) 50 m for high voltage substations;</p> <p>and</p> <p>AO14.5 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>
<p>Water Resources</p>
<p>AO15.1 The following activities do not establish within the Callide and Kroombit Dam Water Resource Catchment Areas or within the weir buffers shown on Overlay Map OM-08:</p> <p>(a) intensive horticulture; (b) intensive animal industry;</p> <p>and</p> <p>AO15.2 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.</p> <p>or</p> <p>AO15.3 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.</p> <p>and</p> <p>AO15.4 Development does not involve:</p> <p>(a) any increase in impervious area; and (b) there is no discharge of potential water contaminants;</p>

Table 5.11.3 For assessable development

Performance Outcomes	
General	
Built form	
PO1	The built form and siting of development creates a low-scale and dispersed built form in the Rural Residential Zone.
and	
PO2	The density of residential uses creates a very low density residential character in the Rural Residential Zone.
Amenity	
PO3	Non-residential development does not adversely impact residential environment and amenity due to odour, dust or other rural-based emissions.
and	
PO4	Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) is acoustically screened and are fully screened from view at the property boundary.
and	
PO5	Light spill from the premises does not create a nuisance outside the site.
and	
PO6	The air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> are maintained for the ongoing operation of the use.
and	
PO7	The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.
and	
PO8	New sensitive land uses are separated and buffered from agricultural production uses and activities so that they: <ul style="list-style-type: none"> (a) do not result in any loss of agricultural productivity in the Rural Zone; (b) are not exposed to impacts associated with chemical spray drift, noise, dust, odours or other emissions; and (c) do not represent a biosecurity risk to agriculture;
Contamination	
PO9	Development for sensitive land uses does not occur on sites listed on the Contaminated Land Register or Environmental Management Register.
and	
PO10	Areas where potentially contaminating substances are stored or used are covered and bunded.
and	
PO11	Provision is made for spills to be controlled on-site for removal and disposal by an approved means.
and	
PO12	Liquid or solid wastes are not discharged directly to land or waters.
Home-based business	
PO13	The use protects existing streetscape character, integrates with and is subordinate to the existing dwelling.
and	
PO14	The amenity of the local residential area is protected.
and	
PO15	The home-based business supports the economic viability of existing lawful commercial and industrial uses in the Centre, Industry, Mixed Use and Township zones.
For development affected by one or more overlays	
Agricultural Land	
PO16	Development maintains the operational efficiency and ongoing integrity and function of stock routes.
Biodiversity	
PO17	Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.
and	
PO18	Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.

Table 5.11.3 For assessable development

Performance Outcomes	
and	PO19 Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.
and	PO20 Development prevents the incursion or spread of species identified as invasive biosecurity matters.
Bushfire Risk	
PO21	Development avoids any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration: <ul style="list-style-type: none"> (a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ecological values of the site; (f) ongoing maintenance; and (g) on-site and off-site fire hazard implications;
and	PO22 Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events.
and	PO23 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.
and	PO24 Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings.
and	PO25 Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.
For reconfiguring a lot by subdivision only	
PO26	Subdivision design incorporates a perimeter road that: <ul style="list-style-type: none"> (a) is located between the boundary of the proposed lots and the bushfire hazard area; (b) has a minimum cleared width of 20m and a constructed minimum road width of 6m; (c) has a maximum gradient of 12.5%; (d) is constructed to an all-weather standard and ensures any culverts and bridges have a minimum load bearing of 15 tonnes;
and	PO27 Fire trails are provided to: <ul style="list-style-type: none"> (a) mitigate against bushfire hazard; (b) enable access for fire fighters, residents and equipment; and (c) allow access for hazard reduction management programs;
and	PO28 Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.
Extractive and Mining Resources	
PO29	The long term availability of the extractive or mining resource for extraction or processing is maintained.
and	PO30 Development in the vicinity of mining tenements: <ul style="list-style-type: none"> (a) does not compromise the utilisation of mining resources and transport routes or access routes to the mining resources; (b) does not adversely affect the safe and efficient operation of the mining related activities; (c) is sited, designed or of a nature that ensures that the use is not sensitive to the potential impacts of mining related activities such as noise and dust emissions; and (d) makes provision for adequate buffers between the mining resources and new development.

Table 5.11.3 For assessable development

Performance Outcomes	
Flood Risk	
<p>PO31 Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.</p> <p>and</p> <p>PO32 Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.</p> <p>and</p> <p>PO33 Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties.</p> <p>and</p> <p>PO34 Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.</p> <p>and</p> <p>PO35 Essential community infrastructure in any area mapped on Overlay Maps OM-0401 - OM-0404 as Flood Hazard Area is able to function effectively during and immediately after flood.</p> <p>and</p> <p>For reconfiguring a lot only</p> <p>PO36 The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.</p>	
Historic Subdivisions	
<p>PO37 A site in the Historic Lots Overlay is not developed for a non-rural use where:</p> <ul style="list-style-type: none"> (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm. <p>Note: This does not apply to outbuildings and extensions to an existing house.</p>	
Infrastructure	
Water treatment, wastewater treatment and waste disposal facilities	
<p>PO38 Separation distances are established between solid waste management facilities, water or sewerage treatment plants and incompatible land uses that protects the ongoing operation of the facility and the amenity for occupants or users of nearby premises.</p> <p>and</p> <p>Roads and railway</p> <p>PO39 Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.</p> <p>and</p> <p>PO40 Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 achieve a level of amenity consistent with the intended use.</p> <p>and</p> <p>Electricity</p> <p>PO41 Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.</p> <p>and</p> <p>PO42 Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.</p>	
Water Resources	
<p>PO43 Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.</p> <p>and</p> <p>PO44 Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.</p>	

5.12 Township Zone

5.12.1 Categories of assessment

The following table identifies the categories of assessment for development in the Township Zone for making a material change of use.

Table 5.12.1 Township Zone

Accepted development
<p>Agricultural supplies store if in an existing commercial building or involving only minor building work</p>
<p>Child care centre If: <ul style="list-style-type: none"> ▪ in an existing commercial building or involving only minor building work; and ▪ not identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ not identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404 </p>
<p>Club If in an existing commercial building or involving only minor building work</p>
<p>Community care centre If: <ul style="list-style-type: none"> ▪ in an existing commercial building or involving only minor building work; and ▪ not identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ not identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404 </p>
<p>Community use If in an existing commercial building or involving only minor building work</p>
<p>Dwelling house If not: <ul style="list-style-type: none"> ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; or ▪ identified on the Historic Subdivisions Overlay Map OM-06; or ▪ involving a secondary dwelling <p>Note: This includes the parking of heavy vehicles which are necessary in the employment of residents. Editor's Note: For minor building work, refer to Table 4.1.4</p> </p>
<p>Food and drink outlet If in an existing commercial building or involving only minor building work</p>
<p>Health care service If: <ul style="list-style-type: none"> ▪ in an existing commercial building or involving only minor building work; and ▪ not identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ not identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404 </p>
<p>Market</p>
<p>Office If: <ul style="list-style-type: none"> ▪ in an existing commercial building or involving only minor building work; and ▪ not identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ not identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404 </p>
<p>Place of worship If in an existing building or involving only minor building work</p>
<p>Service industry If in an existing building or involving only minor building work</p>
<p>Shop If in an existing commercial building or involving only minor building work</p>
<p>Utility installation If not a waste management facility or sewage treatment plant</p>

Table 5.12.1 Township Zone

Accepted development subject to requirements	
Use	Requirements
Caretaker's accommodation	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
Child care centre If: <ul style="list-style-type: none"> ▪ in an existing commercial building or involving only minor building work; and ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404 	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
Community care centre If: <ul style="list-style-type: none"> ▪ in an existing commercial building or involving only minor building work; and ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404 	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
Dwelling house If not identified on the Historic Subdivisions Overlay Map OM-06 and involving a secondary dwelling; or If: <ul style="list-style-type: none"> ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; <p>Note: This includes the parking of heavy vehicles which are necessary in the employment of residents.</p>	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
Education establishment If in an existing building or involving only minor building work	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
Emergency services	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
Health care service If: <ul style="list-style-type: none"> ▪ in an existing commercial building or involving only minor building work; and ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404 	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
Home-based business	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
Low impact industry If in an existing commercial building or involving only minor building work	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
Office If: <ul style="list-style-type: none"> ▪ in an existing commercial building or involving only minor building work; and ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404 	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1

Table 5.12.1 Township Zone

Veterinary services If in an existing commercial building or involving only minor building work	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
Assessable development	
Use	Requirements
Code assessment	
Agricultural supplies store If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Child care centre If not accepted development	Township Zone Code – Table 5.12.3 Child Care Centre Code – Table 6.2.2 Development Design Code – Table 6.3.2
Club If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Community care centre If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Community use If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Dual occupancy	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Education establishment If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Food and drink outlet If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Health care service If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Low impact industry If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Office If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Place of worship If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Residential care facility	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Retirement facility	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Service industry If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Service station	Township Zone Code – Table 5.12.3 Service Station Code – Table 6.2.3 Development Design Code – Table 6.3.2
Shop If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Substation	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Veterinary services If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Impact assessment	
Any defined use not listed in this table. Any undefined use.	The Planning Scheme

Editor's note – The above categories of assessment apply unless otherwise prescribed in the Act or the regulation.

5.12.2 Township Zone Code

5.12.2.1 Application

- (1) This code applies to development where the code is identified as applicable in the Categories of Assessment Table. When using this code, reference should be made to Section 1.5.2 and, where applicable, Section 1.6.1.

5.12.2.2 Purpose

- (1) The purpose of the Township Zone is to provide for:
 - (a) small to medium-sized urban areas in a rural setting at Banana, Baralaba, Cracow, Dululu, Goovigen, Jambin, Thangool and Wowan; and
 - (b) a variety of uses and activities to service local residents, including business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
 - (c) tourist attractions and short-term accommodation, if appropriate for the area;
- (2) The purpose of the Code will be achieved through the following overall outcomes:
 - (a) a range of residential, retail, commercial, industrial and cultural uses is provided, with low density residential development the predominant land use;
 - (b) development provides a high level of amenity and protects and enhances the individual or historic character and compact settlement pattern of the townships;
 - (c) community facilities and infrastructure which directly supports the local community is facilitated;
 - (d) tourism development within the townships contributes to local economic development and the level of activity within the town;
 - (e) development maintains public health and safety and does not adversely affect the use of other premises;
 - (f) development has access to infrastructure and essential services of a standard normally expected in isolated communities;
 - (g) and where affected by an overlay for:
 - (i) agriculture:
 - (A) development is compatible with the viability, integrity, operation and maintenance of the stock route network;
 - (ii) biodiversity:
 - (A) development retains the biodiversity and ecological connectivity functions of natural features such as waterways, wetlands and bushland;
 - (B) areas of significant ecological and environmental value are protected from the intrusive impacts of adjacent development;
 - (iii) bushfire or flood risk:
 - (A) the use and works support and do not unduly burden disaster management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;
 - (B) development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;
 - (C) works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;
 - (D) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
 - (E) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
 - (iv) heritage:
 - (A) the cultural heritage values, the context and setting of a heritage place are conserved and (where feasible) enhanced;
 - (B) development on a heritage place facilitates the appropriate use (including adaptive reuse) of the place;
 - (C) demolition of identified buildings and structures only occurs where there is no prudent and feasible alternative to the demolition or removal;

- (D) development adjoining a heritage place is sympathetic to the cultural heritage significance of that place and does not have an adverse impact in terms of visibility, public accessibility or physical change;
- (v) historical subdivision:
 - (A) land included in the Historic Subdivisions Overlay remains undeveloped for non-rural purposes where it is unable to access a reasonable level of service without direct intervention from Council;
- (vi) infrastructure:
 - (A) the viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing infrastructure;
 - (B) an appropriate level of amenity is maintained for development in the vicinity of identified infrastructure;
 - (C) the interaction between transport infrastructure and sensitive land uses is managed to maintain the efficiency of the transport network and to protect community health and amenity;
- (vii) water resources:
 - (A) water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;
 - (B) development does not adversely impact on the recharge capacity of the groundwater management areas;

5.12.2.3 Requirements for accepted development or assessment benchmarks

Table 5.12.2 For accepted development

Acceptable Outcomes
General
Built form
<p>AO1.1 Maximum building height is 8.5m above ground level. and</p> <p>AO1.2 For residential uses, buildings are set back at least:</p> <ul style="list-style-type: none"> (a) 6m from the primary street frontage; (b) 3m from the secondary street frontage; (c) 3m or half the building height from a side boundary; (d) 6m from the rear boundary; <p>and</p> <p>AO1.3 For non-residential uses, buildings are set back at least:</p> <ul style="list-style-type: none"> (a) 6m from the primary street frontage where adjoining a residential use, or 0m otherwise; (b) 3m from the secondary street frontage where adjoining a residential use, or 0m otherwise; (c) 3m or half the building height from a side boundary where adjoining a residential use, or 0m otherwise; (d) 6m from the rear boundary; <p>and</p> <p>AO1.4 For residential uses, site cover does not exceed 50%. or</p> <p>AO1.5 For non-residential uses, site cover does not exceed 60%.</p>
Amenity
<p>AO2.1 The vertical illumination resulting from direct or indirect light from the premises is 8lux or less when measured at ground level at any point 1.5m outside the site. and</p> <p>AO2.2 All mechanical plant and equipment fitted to service the development incorporate acoustic attenuation and are fully screened from view at the property boundary. and</p> <p>AO2.3 Development achieves the applicable requirements of:</p> <ul style="list-style-type: none"> (a) the <i>Environmental Protection (Air) Policy 2019</i>; and (b) the <i>Environmental Protection (Noise) Policy 2019</i>; <p>and</p>

Table 5.12.2 For accepted development

Acceptable Outcomes
<p>AO2.4 The main living areas of new dwellings are oriented away from adjoining or nearby industrial areas. and</p> <p>AO2.5 New residential development provides 1.5m of dense landscaping to a mature height of 5m to the common boundary where adjoining a non-residential site. and</p> <p>AO2.6 An acoustic barrier of minimum height of 1.8m is located opposite any outdoor activities or building openings of an adjoining non-residential use.</p>
Servicing
<p>AO3.1 Stormwater discharge must be to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners. and</p> <p>AO3.2 Development has direct access to a sealed road.</p>
Caretaker's accommodation
<p>AO4.1 Only one caretaker's accommodation locates on each site. and</p> <p>AO4.2 The gross floor area of the caretaker's accommodation does not exceed 150m². and</p> <p>AO4.3 A caretaker's accommodation is not located at the front of the primary major use on the site. and</p> <p>AO4.4 A separate entry from the non-residential use entry is provided for the caretaker's accommodation for the exclusive use of the residents. and</p> <p>AO4.5 A caretaker's accommodation is provided with a private landscaped recreation area of at least 35m² which is directly accessible from a habitable room. and</p> <p>AO4.6 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>
Secondary dwelling
<p>AO5.1 The minimum site area is 1,000m². and</p> <p>AO5.2 The secondary dwelling has a maximum floor area of 60m². and</p> <p>AO5.3 The maximum separation between the secondary dwelling and the existing dwelling is 10m. and</p> <p>AO5.4 The design of the secondary dwelling uses materials and features that match the existing dwelling. and</p> <p>AO5.5 The secondary dwelling uses the same property access as the principal dwelling.</p>
Home-based business
<p>AO6.1 Only one non-resident employee is on the premises at any one time. and</p> <p>AO6.2 The maximum gross floor area used is 50m². and</p> <p>AO6.3 There is no:</p> <ul style="list-style-type: none"> (a) sale of any goods from the premises other than those manufactured or serviced on the site; (b) hiring out of materials, goods, appliances or vehicles; (c) display of goods visible from outside the dwelling; (d) re-fuelling of vehicles; or (e) storage of chemicals, gases or other hazardous materials; <p>and</p> <p>AO6.4 Signs displayed on the premises do not exceed 1.0m² in area. and</p> <p>AO6.5 The use does not rely on delivery vehicles larger than a 2.5t rigid vehicle. and</p> <p>AO6.6 The use operates between 8.00am and 6.00pm Monday to Saturday.</p>

Table 5.12.2 For accepted development

Acceptable Outcomes
<p>and AO6.7 The use operates for a maximum of 25 hours in any week. and AO6.8 A maximum of one parking space is provided in addition to the requirements of the principal dwelling. and AO6.9 The use utilises the same vehicle access as the existing dwelling.</p>
Non-residential uses
<p>AO7.1 There is no change to existing access arrangements, or reduction of existing on-site car parking spaces, vehicle manoeuvring capacity and service vehicle provision. and AO7.2 Building entrances are clearly visible from the street. and AO7.3 Commercial development incorporates an all-weather awning built to match any adjoining awning or where there is no adjoining awning, to a line 0.5m short of all carriageways with at least 3m vertical clearance. and AO7.4 Refuse storage areas are located behind the front building line. and AO7.5 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles. and AO7.6 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.</p>
For development affected by one or more overlays
Agricultural Land
<p>AO8.1 All new access points from a road serving as a stock route incorporate a grid or effective gate to prevent stock entry between the stock route and adjoining premises. and AO8.2 Boundary fencing is maintained to the road boundary adjoining a stock route.</p>
Biodiversity
<p>AO9.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-02 - OM-0204. or AO9.2 For areas identified as Regulated Vegetation Category R and where an assessment confirms the presence of a defined drainage feature, watercourse or native vegetation, development is excluded from the mapped area. or AO9.3 Where a PMAV is approved by an administering authority following the commencement of this planning scheme, development may occur in mapped Regulated Vegetation Areas on Overlay Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists. or AO9.4 Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented. and AO9.5 Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-02 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation.</p>
Bushfire Risk
<p>AO10.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area; or</p>

Table 5.12.2 For accepted development

Acceptable Outcomes
<p>AO10.2 A written assessment by an experienced or qualified bushfire management consultant confirms that the site is not a Bushfire Prone Area as mapped on Overlay Maps OM-0301 - OM-0304;</p> <p>or</p> <p>AO10.3 Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301 - OM-0304 as Medium Potential Bushfire Intensity Areas or Potential Impact Buffer Area complies with an approved Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) lot design and the siting of buildings and uses such that: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; (ii) efficient emergency access is optimised; (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation; (b) firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; (ii) access for fire-fighting or other emergency vehicles; (c) provision for water supply dedicated to fire-fighting purposes; (d) the required extent of vegetation clearing and landscaping and where required modified development design and/or lot layout to minimise clearing of regulated vegetation and impacts on matters of environmental significance; (e) landscaping species that are less likely to exacerbate a bushfire event; <p>and</p> <p>AO10.4 No hazardous materials, manufactured or stored in bulk, are on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p> <p>and</p> <p>AO10.5 New dwellings on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area are:</p> <ul style="list-style-type: none"> (a) located centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient (b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m; <p>and</p> <p>AO10.6 Where a reticulated water supply is not available, water supply tanks are provided for fire-fighting purposes within the development. The water tanks must:</p> <ul style="list-style-type: none"> (a) have 25,000 litres dedicated for fire-fighting purposes; (b) have a minimum pressure and flow of 10 litres a second at 200 kPa; (c) be of concrete construction; (d) have an outlet pipe of 50mm in diameter, fitted with a 50mm male camlock (standard rural fire brigade fitting) and an isolating valve; <p>and</p> <p>AO10.7 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.</p> <p>and</p> <p>AO10.8 A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet.</p> <p>and</p> <p>AO10.9 Development includes road access for fire-fighting appliances that has:</p> <ul style="list-style-type: none"> (a) a minimum cleared width of 6m and a minimum formed width of 4m; (b) a minimum of 4.8m vertical clearance; (c) a cross-fall of no greater than 10 degrees; (d) a maximum gradient of 12.5%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance; <p>and</p> <p>AO10.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.</p>

Table 5.12.2 For accepted development

Acceptable Outcomes
Flood Risk
<p>AO11.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p> <p>or</p> <p>AO11.2 Development is sited above the defined flood event where known, or the highest known flood event, as follows:</p> <ul style="list-style-type: none"> (a) habitable floor levels - 500mm; (b) non-habitable floor levels - 300mm; (c) on-site sewage treatment, services infrastructure (including electricity, gas, water supply, sewerage and telecommunications) and storage areas for potential contaminants - 300mm; (d) all other development - 0mm; <p>or</p> <p>AO11.3 Building work below the nominated flood level allows for the flow through of flood water at ground level by:</p> <ul style="list-style-type: none"> (a) leaving the structure below flood level unenclosed; or (b) aligning any enclosure below flood level with the direction of water flow; or (c) ensuring any enclosure below flood level and not aligning with the direction of water flow have openings that are at least 50% of the enclosed area with a minimum opening of 75mm; <p>and</p> <p>AO11.4 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.</p> <p>and</p> <p>AO11.5 Signage is provided on site indicating at least one clear and direct pedestrian and vehicle evacuation route that remains passable during all floods up to and including the defined flood event.</p> <p>and</p> <p>AO11.6 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times. <p>and</p> <p>AO11.7 There is no manufacture or storage of hazardous materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of a defined flood event, or the highest known flood event.</p> <p>and</p> <p>AO11.8 Works in urban areas do not involve:</p> <ul style="list-style-type: none"> (a) any physical alteration to a watercourse or floodway including vegetation clearing; (b) a net increase in filling; <p>and</p> <p>AO11.9 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p>
Heritage
<p>AO12.1 Works do not alter, remove or conceal significant features of the heritage place.</p> <p>and</p> <p>AO12.2 Where part of a building is intended to be demolished or adapted for an adjusted need (i.e. to provide disabled access) the works are limited to the immediate area of need, use materials matching similar aspects of the original building and the remaining parts of the building are retained.</p> <p>and</p> <p>AO12.3 Development is minor and necessary to maintain a significant use for the heritage place.</p>

Table 5.12.2 For accepted development

Acceptable Outcomes
<p style="text-align: center;">Historic Subdivisions</p> <p>AO13.1 The site is:</p> <ul style="list-style-type: none"> (a) connected to a reticulated town water supply; or (b) provided with a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres; <p>and</p> <p>AO13.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i>;</p> <p>and</p> <p>AO13.3 The site is within 5km distance by constructed road of a school if not on a current school bus route.</p> <p>and</p> <p>AO13.4 he site has direct access to a surveyed road constructed in accordance with the CMDG.</p> <p>and</p> <p>AO13.5 Stormwater is discharged to:</p> <ul style="list-style-type: none"> (a) a lawful point of discharge; or (b) downstream properties, subject to the written consent of the affected landowners; or (c) a natural drainage system; <p>and</p> <p>AO13.6 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p> <p>Note: This does not apply to outbuildings and extensions to an existing house.</p>
<p style="text-align: center;">Infrastructure</p> <p>Water treatment, wastewater treatment and waste disposal facilities</p> <p>AO14.1 Development does not result in an increase in the number of people on a site for a sensitive land use in the separation area associated with the solid waste management, sewerage and water treatment facilities as identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05.</p> <p>and</p> <p>Roads and railway</p> <p>AO14.2 Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05 incorporates a landscaped buffer along the frontage of the site:</p> <ul style="list-style-type: none"> (a) a minimum width of two metres to a State-controlled road or one metre to any other identified road; (b) incorporating species with a minimum mature height of three metres; <p>and</p> <p>AO14.3 Sensitive land uses are:</p> <ul style="list-style-type: none"> (a) designed with outdoor living areas that are shielded from the emission source associated with the road; (b) designed with emission-sensitive rooms furthest from the road corridor; (c) constructed of materials that achieve the weighted sound reduction value; <p>Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.</p> <p>and</p> <p>Coal load-out facility and transport road</p> <p>AO14.4 Development for a sensitive land use is separated a minimum of 300 metres from any boundary adjacent to a Coal Train Load-Out Facility or Coal Transport Road identified on Overlay Map OM-07B01 or OM-07B03.</p> <p>and</p> <p>AO14.5 Access to the coal transport road is designed and constructed in accordance with the CMDG.</p> <p>and</p> <p>Electricity</p> <p>For sites 5 hectares or larger</p> <p>AO14.6 Sensitive land uses maintain the following separation distances from the following electricity infrastructure:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts; (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts;

Table 5.12.2 For accepted development

Acceptable Outcomes	
(c)	40 m for transmission lines exceeding 275 kilovolts;
(d)	50 m for high voltage substations;
and	
AO14.7	A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.
Water Resources	
AO15.1	Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.
or	
AO15.2	Development does not involve the establishment or expansion of an on-site wastewater treatment facility.
and	
AO15.3	Development does not involve:
(a)	any increase in impervious area; and
(b)	there is no discharge of potential water contaminants;

Table 5.12.3 For assessable development

Performance Outcomes	
General	
Built form	
PO1	The built form and siting of development maintains the established character of the commercial areas and the dispersed built form of each village in the Township Zone.
Servicing	
PO2	Residential developments up to 10 residential units or commercial developments with a maximum gross floor area of 250m ² allow for individual waste bins for each unit for kerbside collection.
or	
PO3	For residential developments with 6 or more residential units or commercial developments greater than 250m ² in gross floor areas, refuse storage areas are provided on-site for communal industrial-sized waste bins.
Contamination	
PO4	Development for sensitive land uses does not occur on sites listed on the Contaminated Land Register or Environmental Management Register.
Specific uses	
Dual occupancy	
PO5	A dual occupancy is of a size that meets the essential accommodation needs of the residents.
and	
PO6	Sufficient space is provided for on-site car parking to provide 1 covered car parking space for the residents and an additional car parking space for visitors with independent driveway access to its respective street frontage.
and	
PO7	Each dwelling has its own exclusive outdoor living space available for private recreational and housekeeping needs.
Other residential uses (except a dwelling house)	
PO8	Development protects the privacy of adjoining dwellings by:
(a)	providing screen fencing to the side and rear boundaries; and
(b)	ensuring windows located above ground level and overlooking an adjoining residence:
(c)	are fitted with fixed external privacy screens; or
(d)	incorporate translucent or opaque (i.e. non-transparent) glazing; or,
(e)	have sill heights that prevent direct viewing into adjoining properties;
and	
PO9	Community residences, retirement facilities and residential care facilities are located close to health or community services.

Table 5.12.3 For assessable development

Performance Outcomes
<p>and PO10 Higher density residential development is located on sites of sufficient size to protect the amenity of adjoining premises and provide sufficient area for on-site car parking and manoeuvring, landscaping, open space and infrastructure.</p> <p>and PO11 Higher density residential development is not located on rear allotments.</p> <p>and PO12 For any dwelling located at the rear of the site where vehicle access is proposed from a rear laneway, pedestrian and servicing access to the primary road frontage is maintained.</p>
<p>PO13 Private and communal open space protects the amenity of occupants and provides functional landscaped areas for outdoor living and recreation.</p> <p>For community residences and multiple dwellings PO14 Individual units are provided with an exclusive private open space area that includes area for clothes drying oriented to the north, is directly accessible from internal living areas and is screened or fenced for privacy.</p> <p>and PO15 Communal open space is exclusive of access, vehicle parking areas and clothes drying areas.</p> <p>or For all other higher density development PO16 Communal open space areas (both indoor and outdoor) are consolidated so that the majority of spaces are in a single location and accessible to all residents and users of the site.</p>
Non-residential uses
Streetscape and activity
<p>PO17 Development creates an attractive, interesting, safe, legible and active streetscape, reduces the prominence of vehicle activity, and provides a safe pedestrian environment.</p> <p>and PO18 Landscaping provides buffering and screening, shades activity areas and allows casual surveillance of the street.</p> <p>and PO19 Landscaped areas with species selected to suit the streetscape are provided adjacent to all road frontages (excluding crossover and pedestrian access).</p> <p>and PO20 Landscaping along the frontage of the site and any pedestrian area is limited to species with a maximum mature height of 0.5m and/or species with clear trunks to 1.5m in mature height.</p> <p>and PO21 Existing native vegetation that already contribute to these requirements are retained where their removal is not required to site the use.</p>
Amenity
<p>Where sharing a common boundary with a sensitive land use PO22 Landscaping and fencing along the full length of each common boundary protects the privacy and amenity of adjoining residences.</p> <p>and In all instances PO23 Outdoor activities associated with the use maintain the early morning and late evening amenity of the surrounding area.</p> <p>and PO24 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) is acoustically screened and are fully screened from view at the property boundary.</p> <p>and PO25 Light spill from the premises does not create a nuisance outside the site.</p> <p>and PO26 The air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> are maintained for the ongoing operation of the use.</p> <p>and</p>

Table 5.12.3 For assessable development

Performance Outcomes
PO27 The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.
Contamination
PO28 Areas where potentially contaminating substances are stored or used are covered and bunded. and PO29 Provision is made for spills to be controlled on-site for removal and disposal by an approved means. and PO30 Liquid or solid wastes are not discharged directly to land or waters.
For development affected by one or more overlays
Agricultural Land
PO31 Development maintains the operational efficiency and ongoing integrity and function of stock routes.
Biodiversity
PO32 Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.
Bushfire Risk
PO33 Development avoids any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration: <ul style="list-style-type: none"> (a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ecological values of the site; (f) ongoing maintenance; and (g) on-site and off-site fire hazard implications; and PO34 Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events. and PO35 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk. and PO36 Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings. and PO37 Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects. For reconfiguring a lot by subdivision only PO38 Subdivision design incorporates a perimeter road that: <ul style="list-style-type: none"> (a) is located between the boundary of the proposed lots and the bushfire hazard area; (b) has a minimum cleared width of 20m and a constructed minimum road width of 6m; (c) has a maximum gradient of 12.5%; (d) is constructed to an all-weather standard and ensures any culverts and bridges have a minimum load bearing of 15 tonnes; and PO39 Fire trails are provided to: <ul style="list-style-type: none"> (a) mitigate against bushfire hazard; (b) enable access for fire fighters, residents and equipment; and (c) allow access for hazard reduction management programs; and PO40 Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.

Table 5.12.3 For assessable development

Performance Outcomes	
Flood Risk	
<p>PO41 Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.</p> <p>and</p> <p>PO42 Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.</p> <p>and</p> <p>PO43 Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties.</p> <p>and</p> <p>PO44 Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.</p> <p>and</p> <p>PO45 Essential community infrastructure in any area mapped on Overlay Maps OM-0401 - OM-0404 as Flood Hazard Area is able to function effectively during and immediately after flood.</p> <p>and</p> <p>For reconfiguring a lot only</p> <p>PO46 The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.</p>	
Heritage	
<p>PO47 Development of a heritage place conforms to a conservation management plan for the site prepared in accordance with <i>The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance</i>.</p> <p>and</p> <p>PO48 All alterations to a heritage place are documented by a suitably qualified person.</p> <p>and</p> <p>PO49 New buildings or structures and extensions to new buildings and structures incorporate but do not replicate the valued architectural features of the heritage place.</p> <p>and</p> <p>PO50 Demolition of significant components of a heritage place only occurs where options for the restoration of the existing building have been investigated and deemed to be impractical.</p> <p>and</p> <p>PO51 Reconfiguring a lot does not:</p> <ul style="list-style-type: none"> (a) reduce public access to the heritage place; (b) result in the heritage place being obscured from public view; (c) obscure or destroy the following elements relating to the heritage place: <ul style="list-style-type: none"> (i) established pattern of subdivision; (ii) the landscape setting; (iii) the scale and consistency of the urban fabric; <p>and</p> <p>PO52 Works conserve the features and values that contribute to the significance of the heritage place and are visually unobtrusive in the setting of the heritage place.</p> <p>and</p> <p>PO53 Development adjoining a heritage place is designed, sited and constructed so that the cultural heritage significance of the heritage place, including its context, setting, appearance and archaeology is not adversely affected.</p>	
Historical Subdivisions	
<p>PO54 A site in the Historic Subdivisions Overlay is not developed for a non-rural use where:</p> <ul style="list-style-type: none"> (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm. 	
<p>Note: This does not apply to outbuildings and extensions to an existing house.</p>	

Table 5.12.3 For assessable development

Performance Outcomes
Infrastructure
<p>Water treatment, wastewater treatment and waste disposal facilities</p> <p>PO55 Separation distances are established between solid waste management facilities, water or sewerage treatment plants and incompatible land uses that protects the ongoing operation of the facility and the amenity for occupants or users of nearby premises.</p> <p>and</p> <p>Roads and railway</p> <p>PO56 Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.</p> <p>and</p> <p>PO57 Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 achieve a level of amenity consistent with the intended use.</p> <p>and</p> <p>Coal load-out facility and haul route</p> <p>PO58 Uses are protected from adverse noise, vibration, air emissions and traffic safety impacts associated with the intensive haulage of coal along a Coal Train Load-Out Facility Haul Route and operation of a Coal Train Load-Out Facility identified on Overlay Map OM-07B01.</p> <p>and</p> <p>Electricity</p> <p>PO59 Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.</p> <p>and</p> <p>PO60 Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.</p>
Water Resources
<p>PO61 Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.</p>

Part 6 Development Codes

6.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Parts 4 or 5.
- (2) The following are the use codes for the Planning Scheme:
 - (a) Animal Keeping Code;
 - (b) Child Care Centre Code;
 - (c) Service Station Code;
- (3) The following are the other development codes for the Planning Scheme:
 - (a) Development Design Code;
 - (b) Reconfiguring a Lot Code;
 - (c) Third Party Sign Code;

6.2 Use Codes

6.2.1 Animal Keeping Code

6.2.1.1 Application

This code applies to assessing a material change of use where the code is identified as an assessment benchmark in the Categories of Assessment Table. When using this code, reference should be made to Section 1.6.1.

6.2.1.2 Purpose

- (1) The purpose of this code is to manage the operation of animal boarding facilities to ensure that there is no significant on the amenity and character of the surrounding area.
- (2) The purpose of the Code will be achieved through the following overall outcomes:
 - (a) animal keeping facilities are located, designed and operated to protect the amenity of surrounding land uses;
 - (b) animals are accommodated in facilities that provide for their care and well-being;
 - (c) development ensures that the design of an animal enclosure contains animals within the site;

6.2.1.3 Assessment benchmarks

Table 6.2.1 For assessable development

Performance Outcomes	
Site suitability	
PO1	The use is located on premises that are capable of accommodating the keeping and exercising of animals, associated buildings, servicing requirements and vehicle access, manoeuvring and parking.
Design	
PO2	The facility is fenced to prevent the escape of animals.
and	
PO3	The facility incorporates boundary setbacks that maintains the visual character of the area and protects the amenity of nearby sensitive land uses.
and	
PO4	The layout provides for: <ol style="list-style-type: none"> (a) on-site vehicle entry, manoeuvring and parking in a nuisance-free manner; (b) efficient unloading and loading of animals; (c) landscaping that screens operations from view from public places and adjoining properties; (d) nuisance-free collection, storage and disposal of animal waste in an environmentally-responsible manner;
and	
PO5	Buildings for the housing of animals are designed so that openings do not face adjoining sensitive land uses and provide ventilation to manage potential odour issues.
and	

Table 6.2.1 For assessable development

Performance Outcomes	
PO6	Buildings for the housing of animals are constructed of brick, masonry concrete of similar sound-suppressing materials.
Operations	
PO7	The use does not result in any loss of amenity to sensitive land uses on other sites from the late afternoon through to mid-morning of a following day.
and	
PO8	The facility provides animals with protection from the elements and invasion of vermin.
and	
PO9	Stormwater is diverted away from buildings, paths, waste disposal areas and areas for the keeping or washing of animals.

6.2.2 Child Care Centre Code

6.2.2.1 Application

This code applies to assessing a material change of use where the code is identified as an assessment benchmark in the Categories of Assessment Table. When using this code, reference should be made to Section 1.6.1.

6.2.2.2 Purpose

- (1) The purpose of this Code is to provide child care centres that are accessible to the communities they serve in a safe and attractive fashion while managing potential impacts on the amenity of the surrounding area.
- (2) The purpose of the Code will be achieved through the following overall outcomes:
 - (a) child care centres meet community needs through location, access, safety and operation;
 - (b) child care centres integrate with the surrounding neighbourhood, contribute positively to the streetscape and maintain the amenity of adjoining properties;
 - (c) the educational and developmental needs of children are addressed in safe, encouraging and stimulating environments;

6.2.2.3 Assessment benchmarks

Table 6.2.2 For assessable development

Performance Outcomes	
Site suitability	
PO1	Child care centres are co-located with or within 200m of open space or another community activity such as schools, community halls, hospitals or places of worship.
and	
PO2	The site is not located on a State-controlled road.
and	
PO3	The site is of a size that accommodates the recreational and educational needs of the attending children.
Design	
PO4	The use protects the amenity of adjoining uses.
and	
PO5	The design provides: <ol style="list-style-type: none"> (a) areas for indoor and outdoor play; (b) effective roofed and other outdoor shade that avoids exposure to the effects of harmful sunlight; (c) screening from winter winds but access to prevailing breezes in summer;
and	
PO6	Childproof fencing is provided between play areas and roads, driveways, carpark and neighbouring properties.

6.2.3 Service Station Code

6.2.3.1 Application

This code applies to assessing a material change of use where the code is identified as an assessment benchmark in the Categories of Assessment Table. When using this code, reference should be made to Section 1.6.1.

6.2.3.2 Purpose

- (1) The purpose of the Service Station Code is to ensure they are appropriately located and provided with adequate road access to serve the needs of motorists in the Shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Service stations are located on sites of sufficient area to accommodate the development, vehicle access and buffering to sensitive land uses;
 - (b) Service stations provide convenient points of service for residents, visitors and travellers;
 - (c) Negative impacts on the amenity of adjoining land are prevented;

6.2.3.3 Assessment benchmarks

Table 6.2.3 For assessable development

Performance Outcomes	
Site suitability	
PO1	Except where in the Rural Zone, the site is located on an intersection corner on a State-controlled road or major collector street.
and	
PO2	The development provides visual and acoustic screening of on-site activities from sensitive land uses on adjoining sites.
Operations	
PO3	The sale of fuel is the primary function of the development.
and	
PO4	Retail components of the development are ancillary to the service station use.
and	
PO5	Fuel tankers are able to unload at the site without interfering with the operation of public footpaths and roads.
and	
PO6	Stormwater from the development is excluded from areas of the site used for: <ol style="list-style-type: none"> (a) fuel dispensing; (b) vehicle servicing and repair; (c) vehicle washing operations;
and	
PO7	Development protects public safety, property and the environment from hazards associated with fire, explosion and toxic release.
and	
PO8	Fuel and chemical storage tanks and distribution systems are fitted with leak prevention and detection systems.
and	
PO9	Spill clean-up materials are provided on site in a location that allows immediate containment and clean-up of spilt fuel, chemicals or oils.
and	
PO10	Spill clean-up materials include a minimum of: <ol style="list-style-type: none"> (a) oil and fuel absorbent materials; (b) spade/shovel or broom suitable for the material used; (c) impervious drain covers or booms where a drainage plan identifies the potential for spill flows to enter a stormwater drain; (d) drip trays for fuel transfer areas; (e) containers for storing used clean-up materials;
Amenity	
PO11	Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.

Table 6.2.3 For assessable development

Performance Outcomes
Rehabilitation
PO12 Disused storage tanks are decommissioned in accordance with current Australian Standards. and
PO13 Following cessation of the service station: (a) all disused buildings, enclosures and infrastructure are removed from the site; (b) contaminated soil is remediated or removed from the land;

6.3 Other Development Codes

6.3.1 Development Design Code

6.3.1.1 Application

This code applies to assessing a material change of use, reconfiguring a lot or operational works where the code is identified as an assessment benchmark in the Categories of Assessment Table. When using this code, reference should be made to Section 1.6.1.

6.3.1.2 Purpose

- (1) The purpose of this code is to provide for:
 - (a) the efficient supply of non-trunk development infrastructure that supports the intended use of the site, integrates with existing networks and maintains or enhances the environment, public safety and visual amenity;
 - (b) the control of operational works;
- (2) The purpose of the Code will be achieved through the following overall outcomes:
 - (a) infrastructure services development in a cost-effective, safe, efficient and co-ordinated manner to a standard ordinarily expected in the locality;
 - (b) development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that protect environmental values and achieve water quality objectives;
 - (c) safe and functional transport networks meet the reasonable demands generated by development;
 - (d) development is serviced by a suitable standard of vehicle access, parking, servicing and manoeuvring areas that enhance streetscape appeal and character and discourage crime and anti-social behaviour;
 - (e) landscaping enhances visual amenity, integrates the built and natural environments, maximises water efficiency, minimises soil loss, provides shade in large paved areas and does not adversely impact on infrastructure;
 - (f) filling or excavation maintains the safety, amenity and health of the community and environment;
 - (g) infrastructure responds to the environmental constraints and avoids or safely manages the adverse impacts of floodwaters to mitigate the effects of a natural hazard event;
 - (h) generated waste is stored in an environmentally friendly and nuisance free manner;

6.3.1.3 Requirements for accepted development or assessment benchmarks

Table 6.3.1 For accepted development

Acceptable Outcomes
Filling and excavation
AO1.1 Earthworks do not result in any change beyond the property boundaries to: <ol style="list-style-type: none"> (a) the path of overland water flow or where floodwater enters or exits the property; and (b) the flow velocity of water off-site; and (c) the flooded area off-site; and (d) the flood height off-site; and
AO1.2 A retaining wall is set back at least half the height of the wall from any boundary of the site.

Table 6.3.1 For accepted development

Acceptable Outcomes
<p>and</p> <p>AO1.3 Retaining walls over 1.5m are stepped a minimum depth of 0.75m for every 1.5m in height, and landscaped.</p> <p>and</p> <p>AO1.4 The fill material comprises any of the following:</p> <ul style="list-style-type: none"> (a) soil or earth; (b) rocks less than 150mm diameter; (c) sand; (d) gravel; or (e) other clean, inert material free of organic, putrescible or refuse material; <p>and</p> <p>AO1.5 Works occur in accordance with AS3798 Guidelines on Earthworks for Commercial and Residential Developments.</p> <p>and</p> <p>AO1.6 Contaminated material is not used for filling purposes.</p> <p>and</p> <p>AO1.7 There is no filling or excavation on land included on the Contaminated Land Register or Environmental Management Register under the <i>Environmental Protection Act 1994</i>.</p> <p>or</p> <p>AO1.8 Filling or excavation on land included in the Contaminated Land Register or Environmental Management Register occurs in accordance with an approved site management plan or disposal permit issued under the <i>Environmental Protection Act 1994</i>.</p> <p>and</p> <p>AO1.9 Dust emissions and other air emissions stay within the site boundaries in accordance with a management plan detailing measures such as:</p> <ul style="list-style-type: none"> (a) water spraying of exposed areas (where in accordance with an erosion and sediment control plan); (b) placing of protective coverings or sealing of exposed earthworks; and (c) installation of wind barriers; <p>and</p> <p>AO1.10 Haul routes used for transportation of fill or excavated material to or from the site avoid land included in a Residential Zone where possible and are otherwise the most direct routes via the highest order roads.</p> <p>and</p> <p>AO1.11 Filling or excavation operations occur only between 7am to 6pm Monday to Saturday.</p>
Vehicular access and driveway crossovers
<p>AO2.1 For a caretaker's accommodation, dual occupancy, dwelling house or home-based business a vehicular access and driveway crossover provides a single access to the property.</p> <p>and</p> <p>AO2.2 In all circumstances, a vehicular access and driveway crossover:</p> <ul style="list-style-type: none"> (a) is not on a bend in the road of more than 45 degrees; (b) is designed and constructed in accordance with the relevant sections of the CMDG; (c) is separated from an intersection by a minimum of 10m; (d) is separated from any street signage, street trees, power poles, street lights, manholes, stormwater gully pit transitions, or other Council asset by a minimum of 1m; (e) does not front a car parking bay or bus stop; (f) does not require any change to the level of the existing footpath or verge profiles; <p>Note: Council approval is required for minor works on road reserves.</p>
On-site parking and movement
<p>AO3.1 The number of parking spaces provided for the use is consistent with Table 7.3.3 - Vehicle parking rates.</p> <p>and</p> <p>AO3.2 Parking spaces comply with the requirements of AS/NZS 2890.1-2004.</p> <p>and</p> <p>AO3.3 The development design allows service and collection vehicles to enter and exit in a forward gear with a maximum of 3 on-site manoeuvres. The use of staff car parking areas to accommodate internal manoeuvring is permissible.</p>

Table 6.3.1 For accepted development

Acceptable Outcomes
Landscaping
<p>AO4.1 Landscaping within 6m of an intersection has a maximum mature height of 500mm. and</p> <p>AO4.2 Landscaping along all road frontages has either a maximum height of 0.5m or a minimum clear trunk height of 1.5m at maturity, except as required by AO4.1. and</p> <p>AO4.3 Non-residential development that adjoins a sensitive land use or land in a residential zone provides a 3m wide landscaped buffer along all adjoining land boundaries. and</p> <p>AO4.4 Landscaping is provided along the street frontage of car parking areas and include one shade tree, or alternative shade structure, for every 8 parking spaces, distributed evenly throughout such areas. and</p> <p>AO4.5 Landscaping is clear of any separation areas established by utility service providers. and</p> <p>AO4.6 Plant species for landscaping include acceptable species and do not include any species identified as non-preferred as identified in Schedule 5.2.</p>
Street lighting and street signs
<p>AO5.1 Street lighting is provided in accordance with the relevant parts of the CMDG. and</p> <p>AO5.2 Street signs are provided for all new roads in accordance with the relevant parts of the CMDG.</p>
Water supply infrastructure
<p>If in a water supply area</p> <p>AO6.1 The premises is connected to the reticulated water supply system in accordance with Table 7.3.4 - Provision of Infrastructure. and</p> <p>AO6.2 The design and construction of the water distribution network is in accordance with the relevant parts of the CMDG. and</p> <p>AO6.3 The installation of water meters occurs in accordance with the relevant parts of the CMDG.</p> <p>If outside a water supply area</p> <p>AO6.4 The premises connect to an on-site water supply with a minimum capacity of 45kL that meets the accepted quality for drinking water. and</p> <p>AO6.5 A separate storage system that permanently holds a minimum of 5,000L (e.g. dam, swimming pool, or water tank) is located within 50m of new buildings, exclusively for firefighting purposes.</p>
Sewerage infrastructure
<p>If in a reticulated sewerage area</p> <p>AO7.1 The premises connect to the Council's reticulated sewerage system in accordance with Table 7.3.4 - Provision of Infrastructure. and</p> <p>AO7.2 The design and construction of the reticulated sewerage system is in accordance with the relevant parts of the CMDG.</p> <p>If outside a reticulated sewerage area</p> <p>AO7.3 The provision of on-site sewerage facilities is in compliance with:</p> <ul style="list-style-type: none"> (a) the Plumbing and Drainage Act 2002; (b) the Queensland Plumbing and Wastewater Code; and (c) AS/NZS 1547:2000 On-site domestic Wastewater Management;
Stormwater drainage
<p>AO8.1 Stormwater and irrigation runoff diverts to a wet retention and sedimentation pond that:</p> <ul style="list-style-type: none"> (a) provides permanent retention for first flush capture equivalent to the amount of runoff occurring during a 1%AEP storm event over a period equal to the time of concentration plus five minutes; (b) provides a permanent retention component for first flush capture of suspended matter; (c) retains for a period of not less than 24 hours;

Table 6.3.1 For accepted development

Acceptable Outcomes
and
AO8.2 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.
and
AO8.3 The provision of stormwater drainage, including inter-allotment drainage and subsurface drainage is in accordance with the <i>CMDG</i> and the <i>Queensland Urban Drainage Manual (QUDM)</i> .
and
AO8.4 There is no increase in the volume, frequency, duration and velocity of stormwater at the premises boundaries.
and
AO8.5 Overland flow paths cater for the water from a 1 per cent AEP storm event.
and
AO8.6 Stormwater flows are directed away from areas of exposed soil.
and
AO8.7 Soil exposure and construction works are staged to minimise the area of exposed soil at any one time.
and
AO8.8 Exposed soil areas are effectively stabilised preceding any predicted rainfall, before the removal of sediment control controls and at the completion of construction.
and
AO8.9 Where involving exposure of soil of more than 2,500m ² :
(a) prepare a sediment and erosion control plan for Council approval; and
(b) implement the requirements of the approved plan;
and
AO8.10 All discharged waters are free from gross pollutants, litter, oils or chemical contaminants.
Waste
AO9.1 On-site waste storage areas are:
(a) located no closer than 5m to any site boundary;
(b) segregated from the site's stormwater drainage;
(c) provided with an impervious base that is drained to an approved waste disposal system;
(d) provided with a dedicated hose cock; and
(e) enclosed on 3 sides to a minimum height of 0.2m above the height of the waste bins;
and
AO9.2 All organic food waste is composted or provided to a facility specifically dedicated to the transformation of organic waste to energy.
and
AO9.3 Vegetation that is removed to accommodate the development is mulched on-site.
and
AO9.4 No waste is to be burned on the development site.
and
AO9.5 Non-organic waste that is recyclable is separated and disposed of to an approved facility or provider.
and
AO9.6 Trade waste discharge to Council's reticulated sewerage system is in accordance with Council's adopted Trade Waste Policy.
and
AO9.7 Contaminants, including contaminated water, are not directly or indirectly released from the premises except as approved by an administering authority.

Table 6.3.2 For assessable development

Performance Outcomes
Vehicular access and driveway crossovers
PO1 Access arrangements protect the efficient functioning of the transport network and provide safe access to development in direct response to the demonstrated demand of the development.

Table 6.3.2 For assessable development

Performance Outcomes	
and	PO2 There is no damage to or interference with the location, function or access to any utility infrastructure.
Filling and excavation	
PO3	Any off-site impact from earthworks is minimised and acceptable having regard to: (a) the environment in which the earthworks are located; (b) the measures proposed to mitigate any off-site impact; (c) any compensation measures for an impact that are proposed by the applicant;
and	PO4 The earthworks are safe and stable
and	PO5 Community safety is ensured in the event that Category 3 earthworks fail.
and	PO6 Retaining walls protect the visual amenity of development on adjoining premises.
and	PO7 Fill material provides support for the proposed development in accordance with certified geotechnical engineering requirements.
and	PO8 Filling or excavation does not result in the contamination of land or water bodies, wetlands and waterways.
and	PO9 Filling or excavation does not cause environmental nuisance impacts.
Roads	
PO10	Road infrastructure is: (a) of a width and standard as detailed in Table 6.3.4 - Provision of Infrastructure; or (b) of a width and standard as detailed in an infrastructure agreement; and (c) designed and constructed in accordance with the relevant part of the CMDG;
On-site parking and movement	
PO11	The development provides car parking spaces to accommodate the demonstrated demand generated by the use.
and	PO12 The site provides safe and convenient movement areas for pedestrians and persons in wheelchairs.
and	PO13 The movement of vehicles on to and from the site does not create a traffic hazard.
and	PO14 Vehicle parking areas protect the character of surrounding development.
Landscaping	
PO15	Landscaping does not interfere with motorists' sightlines.
and	PO16 Landscaping provides buffering and screening, shades activity areas and allows casual surveillance of the street.
and	PO17 Landscaped areas with species selected to suit the streetscape are provided adjacent to all road frontages (excluding crossover and pedestrian access).
and	PO18 Landscaping provides shading for the majority of spaces in outdoor parking areas.
and	PO19 Landscaping does not pose a potential risk to the ongoing operation of public infrastructure.
PO20	Plant species used in landscaping are suited to the local climate and proposed purpose and do not increase the risk of pest species infestation.
and	PO21 Existing native vegetation that already contribute to these requirements are retained where their removal is not required to site the use.

Table 6.3.2 For assessable development

Performance Outcomes
Street lighting and street signs
PO22 If reconfiguring a lot –street lighting is provided to meet public safety needs in compliance with Australian best practice standards, methodology and design. and PO23 If reconfiguring a lot – street signage identifies street names in compliance with Australian best practice standards, methodology and design.
Water supply infrastructure
If in a water supply area PO24 The reticulated water supply has sufficient capacity and water quality to meet the development demand for potable use, operational use and emergency purposes without interfering with supply to existing development. and PO25 The installation and location of water meters allows lawful access by the relevant authority.
If outside a water supply area PO26 A water supply is provided to meet the development demand of the intended use.
Sewerage infrastructure
If in a reticulated sewerage area PO27 The reticulated sewerage has sufficient capacity to meet the development demand of the proposed use without interfering with supply to existing development.
In all circumstances PO28 The disposal of effluent and other wastewater protects public health and safety and the environment.
Developments accessed by common private title
PO29 Development is located on streets where fire hydrants are provided at no more than: (a) 90m intervals for non-residential streets; or (b) 120m intervals for residential streets; and (c) at each street intersection; or PO30 Development provides internal fire hydrants at intervals no less than as identified in PO29. and PO31 Fire hydrants are identified by reflective blue road surface markers or reflective marker posts. and PO32 Road access minimum clearances of 3.5m width and 4.8m height are provided.
Stormwater drainage
PO33 Stormwater drainage: (a) detains, collects, reuses or otherwise manages stormwater without adversely affecting upstream or downstream premises; (b) directs stormwater to one or more legal points of discharge or to downstream properties, subject to the consent of the affected landowners; (c) protects the efficiency of downstream drainage; (d) protects and maintains environmental values and quality of downstream water by removing or reducing sediment, nutrients and other pollutants; and PO34 Development has no significant impact on the concentration or discharge rate of surface water flows from a development site. and PO35 Works effectively control onsite erosion and the release of sediment or sediment-laden stormwater from the site. and PO36 Works do not result in an increased risk to people and property from the effects of stormwater drainage or containment structure failure.
Parks
PO37 The design and construction of parks and park infrastructure is in accordance with current Australian standards. and

Table 6.3.2 For assessable development

Performance Outcomes
PO38 No land is dedicated open space recreation parkland that is subject to inundation during a 2% AEP rainfall event.
Waste
<p>PO39 Waste generated by the development is collected and stored in a manner that:</p> <ul style="list-style-type: none"> (a) prevents the intrusion of vermin; (b) does not create an odour nuisance; (c) contains all litter and refuse; (d) is kept clean; (e) screens the storage area and waste receptacles from view from external to the site; (f) does not result in any contamination of the environment; <p>and</p> <p>PO40 The development utilises waste management systems that promote recycling, reuse and reduction of waste being disposed of to landfill.</p> <p>and</p> <p>PO41 The discharge of trade waste protects:</p> <ul style="list-style-type: none"> (a) the health and safety of people working in and around the sewerage system; (b) receiving environments from harmful substances; (c) the sewerage treatment plants and sewage systems from damage from harmful substances; (d) assists treatment plants to process sewage and produce recycled water and bio-solids of a guaranteed quality;

Table 6.3.3 Vehicle parking rates

Development	Parking space rate	Service vehicle provision
Agriculture supplies store	1 per 25m ² GFA	1 AV
Animal keeping	1 per employee plus 5 additional	1 SRV
Aquaculture, Intensive animal industry, Intensive horticulture, Renewable energy facility	1 per employee	No rate specified
Bulk landscape supplies	1 per 200m ² of total use area with a minimum of 5 spaces	1 HRV
Caretaker's residence	1	Nil
Car wash	1 per 2 wash bays	No rate specified
Cemetery	30 plus one 1 per 2 employees	Nil
Child care centre	1 per 5 children	Nil
Club	No rate specified	1 SRV
Community care centre	No rate specified	Nil
Community residence	2	Nil
Community use, Food and drink outlet, Function facility, Hotel	1 per 20m ² GFA	1 SRV
Dual occupancy, Dwelling house	2 per dwelling; may be provided in tandem	Nil
Dwelling unit	1 per 1 or 2 bedroom unit; 2 for each unit of 3 or more bedrooms	Nil
Educational establishment	Pick-up/drop-off (2minutes max) – 20% of short term supply Short-term (15 minutes max) – 1 per 15 students Long-term (staff/visitor) – 0.7 per staff member Preparatory/special education – 1 per 8-10 students	1 SRV
Emergency services	No rate specified	No rate specified
Environment facility	No rate specified	No rate specified

Table 6.3.3 Vehicle parking rates

Development	Parking space rate	Service vehicle provision
Extractive industry	No rate specified	No rate specified
Funeral parlour, Place of worship	0.3 per each square metre of GFA	1 SRV
Garden centre, Wholesale nursery	1 per 100m ² of use area open to the public	1 HRV
Hardware and trade supplies	1 per 50m ² GFA	Up to 500m ² GFA – 1 HRV; 500m ² – 1,999m ² GFA – 1 AV; otherwise – no rate specified
Health care service	5 for each practitioner	1 ambulance space if more than 2 practitioners
High impact industry, Low impact industry, Medium impact industry, Service industry, Special industry	1 space per employee plus one 1 per 100m ² GFA	Up to 500m ² GFA – 1 HRV; 500m ² – 1,999m ² GFA – 1 AV; otherwise – no rate specified
Home-based business	1 per non-resident employee plus 1 customer space	Nil
Hospital	1 per 4 beds, plus 1 per 2 employees, plus 1 per staff doctor	1 ambulance space
Indoor sport and recreation	No rate specified	No rate specified
Market	8 per 100m ² of stall area (excluding access paths)	Nil
Motor sport facility	No rate specified	No rate specified
Multiple dwelling	1 per 1 and 2 bedroom dwelling, 2 for each dwelling with 3 or more bedrooms and 1 visitor space for every 5 dwelling of developments of 5 or more dwellings	1 SRV where more than 10 units
Nature-based tourism	1 per cabin/site plus 1 per manager	Nil
Office, Sales office	1 space per 30m ² GFA	No rate specified
Outdoor sales	1 space per 150m ² of total use area	No rate specified
Outdoor sport and recreation	No rate specified	No rate specified
Relocatable home park, Retirement facility	1 per dwelling unit site, plus 1 visitor space for every 5 dwelling unit sites where development contains 5 or more dwelling sites	No rate specified
Residential care facility	1 space per 10 beds, plus 1 visitor space per 2 beds, plus 1 per 2 employees	No rate specified
Rooming accommodation	0.5 per bedroom, plus 0.25 visitor spaces per bedroom, plus 1 per manager	Nil
Rural industry, Winery	2 spaces plus 1 space per 100m ² of GFA	No rate specified
Rural workers' accommodation	No rate specified	No rate specified
Service station	2 plus one 1 space per 25m ² GFA	1 AV
Shop	1 space per 20m ² total use area	Up to 500m ² GFA – 1 HRV; 500m ² – 1,999m ² GFA – 1 AV; otherwise – no rate specified
Shopping centre, Showroom	1 space per 50m ² total use area	Up to 500m ² GFA – 1 HRV; 500m ² – 1,999m ² GFA – 1 AV; otherwise – no rate specified

Table 6.3.3 Vehicle parking rates

Development	Parking space rate	Service vehicle provision
Short-term accommodation	1 space per unit plus 50% of the requirement for each ancillary use	1 SRV
Theatre	2 per 5 seats	No rate specified
Tourist park	1 per dwelling unit site, plus 1 visitor space for every 10 dwelling unit sites	1 SRV
Transport depot	No rate specified	No rate specified
Veterinary services	5 per practitioner	1 SRV
Warehouse	1 per 200m ² of total use area	1 HRV
Wholesale nursery		
Winery		

Table 6.3.4 Provision of infrastructure

Zone	Roads			Off-street car parking	Water reticulation	Sewerage reticulation
	Width	Kerb & channel	Seal			
General Residential	Refer to CMDG	Yes	Yes	Yes	Yes	Yes
Centre		Yes	Yes	Yes	Yes	Yes
Recreation & Open Space		No	No	Yes	No, except for Banana, Baralaba and Thangool	No
Environmental Management & Conservation	Refer to the Rural Design Criteria in the CMDG	No	Refer to the Rural Design Criteria in the CMDG	No	No	No
Industry	Refer to CMDG	Yes	Yes	Yes	Yes	Yes
Special Industry		Yes	Yes	Yes	As per surrounding development	
Community Facilities		As per surrounding development				
Mixed Use	Refer to the Urban Design Criteria in the CMDG	Yes	Yes	Yes	Yes	Yes
Rural	Refer to CMDG	No	Refer to CMDG	No	No	No
Rural Residential		Yes	Yes	Yes	As per surrounding development	
Township		Yes	Yes	Yes	No, except for Banana, Baralaba and Thangool	No

6.3.2 Reconfiguring a Lot Code

6.3.2.1 Application

This code applies to assessing reconfiguring a lot where the code is identified as an assessment benchmark in the Categories of Assessment Table. When using this code, reference should be made to Section 1.6.1.

6.3.2.2 Purpose

- (1) The purpose of this code is to:
 - (a) accommodate a variety of land uses and lifestyle choices on allotments that are suited to their intended use;
 - (b) manage the potential risks of natural and man-made hazards;
 - (c) protect the values of natural environmental features and resources;
 - (d) allow for the efficient and sequential provision of infrastructure;
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) lots are of a size and dimension suitable for their intended use and have due regard to the zone, constraints and hazards and community expectations of residential separation and character;
 - (b) the reconfiguration does not compromise the future development of adjoining land and contributes to good urban design outcomes, safe and attractive neighbourhoods and functional industrial areas that are consistent with the overall outcomes sought by the relevant zone code in which the reconfiguration occurs;
 - (c) development creates a structured road hierarchy that provides safe, convenient and efficient connectivity and circulation for vehicles, cyclists and pedestrians without creating or exacerbating a traffic problem or adversely affect the function of an existing road;
 - (d) an integrated public open space network is available to meet the needs of the community for outdoor recreation and social activities and the protection of valuable features;
 - (e) lots are or can be connected to services in a cost-effective sequence and to standards appropriate for the zone;

6.3.2.3 Assessment benchmarks

Table 6.3.5 For assessable development

Performance Outcomes	
Reconfiguration in the Rural Zone only	
PO1	Boundary realignments result in the creation or consolidation of a viable agricultural unit.
or	
PO2	Subdivision that creates lots less than the minimum area identified in Table 7.2.5 only occurs where the parent parcel is already fragmented by an existing road or waterway parcel and each allotment is demonstrated capable of supporting a viable agricultural income.
Editor's Note: Submission of an agronomist report prepared by a suitably qualified person supporting the proposed subdivision is one way of complying with PO1 or PO2.	
For boundary realignments other than in the Rural Zone	
PO3	The realignment does not result in a building contravening the setback standards required by this Planning Scheme or relevant building regulations.
and	
PO4	The size of any new lot is no more than 5% smaller than the smallest existing lot.
or	
PO5	The utility of the lots is maintained or improved by:
(a)	providing access to an allotment that previously had no access or an unviable access; or
(b)	correcting an existing boundary encroachment
and	
PO6	The boundary realignment results in no more than one rear lot behind a standard lot.
Reconfiguration under a Community Title Scheme	
PO7	Community Title Scheme development does not detract from the character of surrounding areas as the result of unapproved increases density or the introduction of an incompatible land use.
and	
PO8	The minimum separation between the front of buildings on either side of an access way is 8m.
and	
PO9	The common property is used for street access, utilities and recreation.
and	

Table 6.3.5 For assessable development

Performance Outcomes
<p>PO10 Easements are granted to contain all public utility service mains which traverse the site. and</p> <p>PO11 Fire hydrant installation is provided in accordance with the requirements of the relevant Australian Standard.</p>
All other reconfigurations
<p>PO12 Development creates allotments with area, dimension and shape not less than the minimum identified in Table 7.2.5. and</p> <p>PO13 The minimum allotment size calculation for any rear allotment excludes the area of the access strip of the allotment. and</p> <p>PO14 Access is provided to each lot via:</p> <ul style="list-style-type: none"> (a) direct road frontage; or (b) access strip with a minimum width of 3.5m (for rear lots only); or (c) access easement with a maximum length of 50m and minimum width of: <ul style="list-style-type: none"> (i) 5m in a zone other than the Industry Zone; or (ii) 8m in the Industry Zone; <p>and</p> <p>PO15 Newly created lots do not have direct access to sub-arterial or higher order roads unless no other access is available. and</p> <p>PO16 Rear lots:</p> <ul style="list-style-type: none"> (a) are limited to a maximum of 1 behind each regular full street frontage lot; (b) access adjoin no more than one other rear lot access; (c) are limited to a maximum of 2 lots accessing the head of a cul-de-sac; (d) are limited to land with a gradient less than 5%;
Design
<p>PO17 The reconfiguration design integrates with the surrounding development pattern and provides access connections for the future development on adjoining land. and</p> <p>PO18 Public open space with a minimum area of 4,000m² is provided for all subdivisions exceeding:</p> <ul style="list-style-type: none"> (a) In the General Residential Zone – 45 lots (b) In the Rural Residential Zone – 10 lots (c) In the Industrial Zone – 20 lots <p>and</p> <p>PO19 New road intersections are a minimum distance of 45m from an existing intersection and are provided as T-intersections or roundabouts. and</p> <p>PO20 Where adjoining land in the Rural or Industrial zones, subdivision for residential development includes a buffer that protects the amenity of future residents and preserves the operational requirements of the adjoining incompatible use from reverse amenity impacts.</p>

Table 6.3.6 Minimum lot sizes and frontages

Column 1 – Zone	Column 2 – Minimum area	Column 3 – Minimum frontage
General Residential	400m² if in the Multiple Dwelling Precinct 800m ² in all other circumstances	10m 10m
Centre	400m²	10m
Industry	2,000m²	20m
Special Industry	5ha	100m
Community Facilities	3,000m² if for air services in Precinct 3 None specified in all other circumstances	20m
Mixed Use	800m if in the Transition precinct 2,000m if in the Highway Precinct	20m 20m
Rural	150ha if on agricultural land 500ha in all other circumstances	100m 200m
Rural Residential	4,000m²	40m
Township	1,000m² if serviced by reticulated sewerage 4,000m ² in all other circumstances	20m
All other zones	None specified	None specified

6.3.3 Third Party Sign Code

6.3.3.1 Application

This code applies to assessing operational work where the code is identified as an assessment benchmark in the Categories of Assessment Table. When using this code, reference should be made to Section 1.6.1.

6.3.3.2 Purpose

- (1) The purpose of the Third Party Sign Code is to manage the visual and other off-site impacts of advertising signs that promote products, services, events or activities on sites other than the site on which they are erected.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) third party signs contribute to a cohesive built form for the locality in which they are placed;
 - (b) third party signs are placed so that the appearance of the surrounding area is not adversely affected by a proliferation of signs;
 - (c) light impacts from third party signs are managed to avoid any adverse impacts on surrounding properties or the safety of the road network;
 - (d) third party signs provide for the safe and unimpeded movement of vehicles and pedestrians;
 - (e) personal and property safety is not compromised by unstable third party signs;

6.3.3.3 Requirements for accepted development or assessment benchmarks

Table 6.3.7 For accepted development

Acceptable Outcomes
All signs
AO1.1 If the sign has 2 faces — has a maximum angle between each face of 45 degrees. and AO1.2 If illuminated — does not result in light nuisance in excess of AS 4282-1997 Control of the obtrusive effects of outdoor lighting.. and AO1.3 The sign is installed without “guide wires” or exposed supporting framework. and AO1.4 The sign is setback a minimum of 0.5m from the edge of a constructed roadway.

Table 6.3.7 For accepted development

Acceptable Outcomes
Above awning signs
<p>AO2.1 The above awning sign:</p> <ul style="list-style-type: none"> (a) has a maximum height of 0.5 m; (b) has a maximum width of 0.3 m; (c) has no projection beyond the extent of the awning or is no greater than 2.4 m in length, whichever is the shorter; (d) has a maximum height of 1.5m above the awning on which it is displayed; (e) is displayed not less than 1.5m from any side boundary; <p>and</p> <p>AO2.2 The sign is not displayed less than 3m from another above awning sign or horizontal projecting wall sign.</p>
Billboard/hoarding signs
<p>AO3.1 The sign:</p> <ul style="list-style-type: none"> (a) has a maximum face area of 45m²; (b) has a maximum height of 15m; (c) does not directly face adjoining premises unless it is more than 3m from each boundary of the premises; (d) is not located or constructed so as to expose a back view of the sign to public areas; (e) does not have more than 2 faces; <p>and</p> <p>AO3.2 Only 1 double-sided sign is displayed on premises except where the road boundary of the premises exceeds 100m.</p> <p>and</p> <p>AO3.3 Where the road boundary of the premises exceeds 100m, including multiple road boundaries, more than 1 double-sided sign is permitted, however, the signs are a minimum 100m apart.</p> <p>and</p> <p>AO3.4 The sign is not displayed less than 3m from any side boundary.</p>
Pole signs
<p>AO4.1 The sign has:</p> <ul style="list-style-type: none"> (a) a maximum height of 5m above ground level; (b) a minimum ground clearance on 2.7m; (c) a maximum face area of 10m²; (d) a face height greater than its width; (e) no moving parts; <p>and</p> <p>AO4.2 The sign is not displayed less than 3m from any side boundary.</p>
Projecting signs
<p>AO5.1 The sign has:</p> <ul style="list-style-type: none"> (a) a maximum horizontal projection of 1.2m; (b) a minimum ground clearance of 3.6m; (c) no projection above the eaves or the parapet of the façade; (d) a maximum width of 0.3m; (e) a minimum 0.6m above any awning roof measured from the bottom of the awning; (f) no moving parts; <p>and</p> <p>AO5.2 The sign is not displayed less than 1.5m from any side boundary;</p>
Pylon signs
<p>AO6.1 The sign has:</p> <ul style="list-style-type: none"> (a) a maximum height of 10m above ground level; (b) a minimum ground clearance on 2.7m; (c) a maximum face area of 20m²; (d) a face height greater than its width; <p>and</p> <p>AO6.2 Only 1 double-sided sign is displayed on each road boundary of the premises except where the road boundary of the premises exceeds 100m.</p>

Table 6.3.7 For accepted development

Acceptable Outcomes
and AO6.3 Where the road boundary of the premises exceeds 100m, including multiple road boundaries, more than 1 double-sided sign is permitted, however, the signs are a minimum 100m apart.
Roof/sky signs
AO7.1 The sign has: <ul style="list-style-type: none"> (a) a maximum length of 3m; (b) a maximum depth of 0.9m; (c) a maximum width of 0.3m; and AO7.2 The sign is contained within the existing or created outline of the building on which it is displayed. or AO7.3 The sign is a maximum of 0.9m above the building height on which it is displayed. and AO7.4 The sign does not extend horizontally beyond the edge of the roof of the building on which it is displayed. and AO7.5 The sign is not displayed less than 3m from another roof/sky sign. and AO7.6 For signs with a face area greater than 1.2m ² , an engineer's certificate for any supporting structure for the sign is obtained.
Sign-written roof signs
AO8.1 The sign is contained within the existing or created outline of the building on which it is displayed. and AO8.2 The sign does not cover more than 25% of the roof of the building on which it is displayed. and AO8.3 The sign is not visible from any residential building located adjacent to the building on which it is displayed.
Wall signs
AO9.1 No more than two signs are displayed on any wall. and AO9.2 The sign has a total maximum area of 12 m ² or 25% of the area of the wall, whichever is the lesser. and AO9.3 The sign does not project in excess of 100mm from the wall to which it is affixed. and AO9.4 The sign does not project beyond any edge of the wall.

Table 6.3.8 For assessable development

Acceptable Outcomes
All signs
PO1 The sign presents a uniform appearance with the scale and design of the supporting building and development in the area. and PO2 The sign does not contribute to visual clutter. and PO3 The sign does not result in light nuisance on a light-sensitive use or road user off-site. and PO4 The sign does not create a hazard to the movement of pedestrians and vehicles.

6.3.4 Local Heritage Place Code

6.3.4.1 Application

This code applies to assessing material changes of use, reconfiguring a lot, operational work and building work where the code is identified as an assessment benchmark in the Categories of Assessment Table. When using this code, reference should be made to Section 1.6.1.

6.3.4.2 Purpose

- (1) The purpose of the Local Heritage Place Code is to protect and enhance the cultural heritage significance of local heritage places, townscapes and streetscapes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The heritage values of historic streetscapes and individual sites within those streetscapes are protected and (where feasible) enhanced;
 - (b) Development on or adjacent to a local heritage place will not have an adverse impact in terms of visibility, public accessibility, physical change, damage or removal;

6.3.4.3 Requirements for accepted development or assessment benchmarks

Table 6.3.9 For accepted development

Acceptable Outcomes
All signs
AO1.1 Building work does not alter, remove or conceal significant features of the local heritage place. and
AO1.2 Building work is minor and necessary to maintain a significant use of the local heritage place.

Table 6.3.10 For assessable development

Performance Outcomes
PO1 Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.
and
PO2 All recording of local heritage place buildings and structures, including any alterations proposed by development, is undertaken by a suitably qualified person.
and
PO3 New building work incorporates but does not replicate the valued architectural features of the local heritage place.
and
PO4 Demolition of significant components of a local heritage place only occurs where options for the restoration of the existing building have been investigated by a suitably qualified person and deemed to be impractical.
or
PO5 Reconfiguring a lot does not: <ol style="list-style-type: none"> (a) reduce public access to the local heritage place; (b) result in the local heritage place being obscured from public view; (c) obscure or destroy the following elements relating to the local heritage place: <ol style="list-style-type: none"> (i) established pattern of subdivision; (ii) the landscape setting; (iii) the scale and consistency of the urban fabric
and
PO6 Operational work conserves the features and values that contribute to the significance of the local heritage place and are visually unobtrusive in the setting of the local heritage place.
and
PO7 Development adjoining a local heritage place is designed, sited and constructed so that the cultural heritage significance of the local heritage place, including its context, setting, appearance and archaeology is not adversely affected.

Part 7 Other Plans

Not used

PUBLIC CONSULTATION VERSION

Part 8 Local Government Infrastructure Plan

8.1 Preliminary

- (1) This Local Government Infrastructure Plan (LGIP) has been prepared in accordance with the requirements of the *Planning Act 2016*.
- (2) The purpose of the LGIP 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 LGIP:
 - (a) states in Section 8.2 the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;
 - (b) identifies in Section 8.3 the prioritised area to accommodate urban growth up to 2031;
 - (c) states in Section 8.4 for each trunk infrastructure network the desired standard of performance;
 - (d) identifies in Section 8.5 the existing and future trunk infrastructure for the following networks:
 - (i) parks and land for community facilities;
 - (ii) sewerage;
 - (iii) transport;
 - (iv) water supply;
 - (e) provides a list of supporting documents that assist in the interpretation of the LGIP in Section 8.5.3 – Extrinsic material;

8.2 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 8.2.1;
 - (c) the projection areas identified on LGIP Map LGIP-PIA-001 Priority infrastructure area and projection areas in Schedule 2;
- (4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

Table 8.2.1 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	Detached dwelling	Caretaker's accommodation Dwelling house Home-based business

Table 8.2.1 Relationship between LGIP development categories, LGIP development types and uses

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Defined Uses
	Attached dwelling	Community residence Dual occupancy Dwelling unit Multiple dwelling Relocatable home park Residential care facility Retirement facility Rooming accommodation Rural workers' accommodation
Non-residential development	Commercial	Car wash Club Function facility Funeral parlour Health care service Hotel Nature-based tourism Office Parking station Sales office Service industry Theatre Tourist park Veterinary services
	Community purpose	Cemetery Child care centre Community care centre Community use Educational establishment Emergency services Hospital Indoor sport and recreation Outdoor sport and recreation Park Place of worship
	Industry	Bulk landscape supplies Extractive industry High impact industry Low impact industry Medium impact industry Rural industry Special industry Transport depot Warehouse
	Other	Air service Animal husbandry Animal keeping Aquaculture Cropping Environmental facility Intensive animal industry Intensive horticulture Major electricity infrastructure Motor sport facility Permanent plantation Renewable energy facility

Table 8.2.1 Relationship between LGIP development categories, LGIP development types and uses

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Defined Uses
		Roadside stall Substation Telecommunications facility Utility installation Wholesale nursery Winery
	Retail	Agriculture supplies store Food and drink outlet Garden centre Hardware and trade supplies Market Outdoor sales Service station Shop Shopping centre Showroom

8.2.1 Population and employment growth

- (1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in **Table 8.2.2** – Population and employment assumptions summary.
- (2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 2:
 - (a) for population, **Table SC2.2.1**—Existing and projected population;
 - (b) for employment, **Table SC2.2.2** – Existing and projected employees;

Table 8.2.2 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

8.2.2 Development

- (1) The developable area is identified on Local Government Priority Infrastructure Area Map LGIP-PIA-001 in Schedule 2.
- (2) The planned density for future development is stated in **Table SC2.2.5** in Schedule 2—Local government infrastructure plan mapping and tables.
- (3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in **Table 8.2.3**-Residential dwellings and non-residential floor space assumptions summary.

Table 8.2.3 Population and employment 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 2:
 - (a) for residential development , **Table SC2.2.3** – Existing and projected residential dwellings;
 - (b) for non-residential development, **Table SC2.2.4** Existing and projected non-residential floor space;

8.3 Priority Infrastructure Area

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

8.4 Desired standards of service

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

8.4.1 Water supply network desired standard of service

Table 8.4.1 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"> • <i>WSA 03-2011 Water Supply Code of Australia</i>—Water Services Association of Australia • Customer service standards • Standards in 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 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"> • <i>WSA 03–2002 Water Supply Code of Australia</i>—Water Services Association of Australia • <i>Australian Drinking Water Guidelines 2011</i>—National Health and Medical Research Council • <i>Planning Guidelines for Water Supply and Sewerage 2010</i>—Department of Energy and Water Supply • Standards in Development Design Code • Capricorn Municipal Design Guidelines (CMDG)

8.4.2 Sewerage network desired standard of service

Table 8.4.2 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 Development Design 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</i>—February 2000—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 Development Design Code CMDG

8.4.3 Transport network desired standard of service

Table 8.4.3 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 Development Design Code CMDG RPDM—DTMR Road Planning and Design Manual (2nd Edition) Australian Standards AUSTROADS guides Complete Streets: Guidelines for urban street design—IPWEAQ
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.	<ul style="list-style-type: none"> Standards in Development Design Code CMDG Australian Standards Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths—AUSTROADS Complete Streets: Guidelines for urban street design—IPWEAQ

8.4.4 Public parks and land for community facilities network desired standard of service

Table 8.4.4 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 8.4.5 – 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 8.4.6 – Rate of land provision The size of public park and land for community facilities is identified in Table 8.4.7 - Size. The maximum gradient for public park and land for community facilities is identified in Table 8.4.8 – Maximum desired grade. The minimum flood immunity for public park and land for community facilities is identified in Table 8.4.9- 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 8.4.10 – Standard facilities/embellishments

Table 8.4.4 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 8.4.5 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 8.4.6 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 8.4.7 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 8.4.8 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 8.4.9 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 8.4.10 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	✓		✓		✓

8.5 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.

8.5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are shown in Schedule 2.

Table 8.5.1 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.

8.5.2 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 2:
 - (a) for the water supply network, **Table SC2.3.1**;
 - (b) for the sewerage network, **Table SC2.3.2**;
 - (c) for the transport network, **Table SC2.3.3**; and
 - (d) for the parks and land for community facilities network, **Table SC2.3.4**.

8.5.3 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 8.5.2 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		Banana Shire Council
LGIP Assumption Report	March 2018	Srtaegic AM Pty Ltd

Schedule 1 Mapping

SC1.1 Map index

The table(s) below lists any Strategic Framework, zoning, local plan and overlay maps applicable to the Planning Scheme area.

Editor's note – Mapping for the LGIP is contained in Schedule 2 of the Planning Scheme.

Table SC1.1.1 Map index

Map number	Map title	Gazettal date
Strategic Framework maps		
SFM-001	Strategic Framework Map – Shire	
SFM-002	Strategic Framework Map – Towns	
Zone maps		
ZM-001	Zoning Map – Shire	
ZM-002	Zoning Map – Towns	
ZM-003	Zoning Map – Villages	
Overlay maps		
OM-0101	Agricultural Land Overlay Map – Shire	
OM-0102	Agricultural Land Overlay Map – Towns	
OM-0103	Agricultural Land Overlay Map – Villages	
OM-0104	Agricultural Land Overlay Map – Villages	
OM-0201	Biodiversity Overlay Map – Shire	
OM-0202	Biodiversity Overlay Map – Towns	
OM-0203	Biodiversity Overlay Map – Villages	
OM-0204	Biodiversity Overlay Map – Villages	
OM-0301	Bushfire Hazard Overlay Map – Shire	
OM-0302	Bushfire Hazard Overlay Map – Towns	
OM-0303	Bushfire Hazard Overlay Map – Villages	
OM-0304	Bushfire Hazard Overlay Map – Villages	
OM-0401	Flood Hazard Overlay Map – Shire	
OM-0402	Flood Hazard Overlay Map – Towns	
OM-0403	Flood Hazard Overlay Map – Villages	
OM-0404	Flood Hazard Overlay Map – Villages	
OM-05	Heritage Overlay Map	
OM-06	Historic Subdivisions Overlay Map	
OM-07A01	Infrastructure Overlay Map (Water, Waste, Roads) – Shire	
OM-07A02	Infrastructure Overlay Map (Water, Waste, Roads) – Towns	
OM-07A03	Infrastructure Overlay Map (Water, Waste, Roads) – Villages	
OM-07A04	Infrastructure Overlay Map (Water, Waste, Roads) – Villages	
OM-07A05	Infrastructure Overlay Map (Water, Waste, Roads) – Localities	
OM-07B01	Infrastructure Overlay Map (Coal, Rail, Gas) – Shire	
OM-07B02	Infrastructure Overlay Map (Coal, Rail, Gas) – Towns	
OM-07B03	Infrastructure Overlay Map (Coal, Rail, Gas) – Villages	
OM-07B04	Infrastructure Overlay Map (Coal, Rail, Gas) – Villages	
OM-07C01	Infrastructure Overlay Map (Electricity) – Shire	
OM-07C02	Infrastructure Overlay Map (Electricity) – Towns	
OM-07C03	Infrastructure Overlay Map (Electricity) – Villages	
OM-07C04	Infrastructure Overlay Map (Electricity) – Villages	
OM-07C05	Infrastructure Overlay Map (Electricity) – Localities	
OM-07C06	Infrastructure Overlay Map (Electricity) – Localities	
OM-07C07	Infrastructure Overlay Map (Electricity) – Localities	
OM-0801	Water Resources Overlay Map – Shire	
OM-0802	Water Resources Overlay Map – Towns	
OM-0803	Water Resources Overlay Map – Villages	

Map number	Map title	Gazettal date
OM-0804	Water Resources Overlay Map – Villages	
OM-0901	Extractive Mining Resources Overlay Map – Shire	
OM-0902	Extractive Mining Resources Overlay Map – Towns	
OM-0903	Extractive Mining Resources Overlay Map – Villages	
OM-0904	Extractive Mining Resources Overlay Map – Villages	
Advisory maps		
AM-0101	Transport Noise Corridors – Shire	
AM-0102	Transport Noise Corridors - Towns	

SC1.2 Strategic Framework maps

<insert mapping>

SC1.3 Zone maps

<insert mapping>

SC1.4 Overlay maps

<insert mapping>

SC1.5 Other plans maps

<insert mapping>

Schedule 2 Local government infrastructure plan mapping and supporting material

- (1) The Local Government Infrastructure Plan (LGIP) is completely contained in Part 9 of the Planning Scheme.

SC2.1 Local government infrastructure plan maps

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

SC2.2 Planning assumption tables

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
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
Thangool	Single dwelling	298	298	298	298	511
	Multiple dwelling	6	6	6	6	11
	Other	3	3	3	3	3

Table SC2.2.1 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
	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

Table SC2.2.2 Existing and projected employees						
Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
Banana	Retail	7	7	7	7	154
	Commercial	23	23	23	23	804
	Industry	13	13	13	13	12
	Community	6	6	6	6	6
	Other	2	2	2	2	2
	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

Table SC2.2.2 Existing and projected employees						
Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	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
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

Table SC2.2.2 Existing and projected employees						
Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	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

Table SC2.2.3 Existing and projected residential dwellings						
Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected dwellings				
		2016	2021	2026	2031	Ultimate development
Banana	Single dwelling	82	82	82	82	288
	Multiple dwelling	0	0	0	0	0
	Other	0	0	0	0	0
	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

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

Table SC2.2.4 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 (m² GFA)				
		2016	2021	2026	2031	Ultimate development
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
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

Table SC2.2.4 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 (m² GFA)				
		2016	2021	2026	2031	Ultimate development
	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

PUBLIC CONSULTATION VERSION

Table SC2.2.5 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							
General Residential Zone	Detached dwelling		13	32.5	27.3	130	4.7
General Residential Zone – Multiple Dwelling Precinct	Detached dwelling		15	37.5	31.5		4.7
	Attached dwelling - Dual occupancy		20	50	42		4.7
Mixed Use Zone	Attached dwelling - Other		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
Township	Detached dwelling		11	27.5	23.1		4.7
Rural	Detached dwelling		0.0005				4.7
Non-Residential							
Centre Zone	Commercial	0.8		13.7	25		
	Retail	0.6		13.7	25		
Township Zone	Commercial	0.8		13.7	25		
	Retail	0.6		13.7	25		
	Community purpose	0.8		10.3	19		
Mixed Use Zone – Highway Precinct	Retail	0.6		13.7	25		
Community Facilities Zone	Community purpose	0.8		10.3	19		
Industry Zone	Industry	0.6		10.3	19		

Table SC2.2.6 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
Total	9,822	9,931	9,779	9,783	21,488

Table SC2.2.7 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 SC2.2.8 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 SC2.2.9 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
Total inside PIA	9,722	9,731	9,679	9,663	17,502

SC2.3 Schedules of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Est. timing	Column 4 Est. cost¹
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	\$297,871
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

¹ Table 1.2.1 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. cost¹
WM-031	Mains - Reticulation ; Convert Main to Dedicated Reticulation Main	2015	\$140,738
WM-032	Mains - Reticulation ; Upgrade Stanley St	2023	\$146,174
WM-033	Mains - Reticulation ; Upgrade Feed to Airport/School	2021	\$137,465
WM-034	Mains - Reticulation ; Barrett St - High Levels	2022	\$145,832
WM-035	Mains - Reticulation ; Dawson Highway - Zoning capacity	2020	\$125,682
WF-001	Treatment Plant - Replaced Water Treatment Plant, including Pump Station	2016	\$538,575
WF-002	Storage - Banana Reservoir (2 x 0.75MI)	2015	\$2,687,500
WF-003	Pump Station - Pump Upgrades (Banana Res)	2016	\$32,250
WF-004	Treatment Plant - Biloela Plant Automation	2016	\$2,365,000
WF-005	Treatment Plant - Moura WTP Augmentation	2015	\$2,365,000
WF-006	Pump Station - Moura Raw Water Pumps	2019	\$215,000
WF-007	Pump Station - Theodore New River Pumps (See CWW Report)	2016	\$10,750
WF-008	Treatment Plant - Theodore New Chlorine & Lime Dosing (See CWW Repo	2022	\$172,500
WF-009	Dosing Equipment - Thangool Chlorine Dosing (Solar Operated)	2017	\$107,500
WF-010	Storage - Goovigen 2 x 200kL Reservoir	2016	\$860,000
WF-011	Dosing Equipment - Wowan Chlorine	2019	\$215,000
WF-012	Treatment Plant - Theodore Automation	2019	\$537,500
WF-013	Treatment Plant - Taroom Iron Removal	2018	\$161,250
TOTAL			\$19,686,696

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Est. timing	Column 4 Est. cost²
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 Cooinda PS	2017	\$103,097
SM-005	Main - Rising ; Rising Main to discharge to 84 Kroombit St	2019	\$526,139
SM-006	Main - Gravity ; Trunk Main Serve Big Box	2023	\$709,620
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

² Table 1.2.2 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. cost²
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. cost³
TL-001	Valley View Drive and Roundabouts	2012	\$272,597.80
TOTAL			\$272,597.80

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Est. timing	Column 4 Est. cost⁴
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

³ Table 1.2.3 Column 4 The establishment cost is expressed in current cost terms as at the base date.

⁴ Table 1.2.4 Column 4 The establishment cost is expressed in current cost terms as at the base date.

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

Schedule 3 Notations required under the *Planning Act 2016*

SC3.1 Notation of decisions affecting the Planning Scheme under section 391 of the Act

Table <insert table reference> – Notation of decisions under section 391 of the Act

Date of decision	Location (real property description)	Decision type	File/Map reference
<insert details>	<insert details>	<insert details>	<insert details>

Editor's note – This schedule should include:

- approvals that conflict with the Planning Scheme
- development approvals under section 242 of the Act that vary the effect of the scheme
- decisions agreeing to a superseded Planning Scheme request.

SC3.2 Notation of resolution(s) under Chapter 8, Part 2, Division 1 of the Act

Table <insert table reference> – Notation of resolutions under Chapter 8, Part 2, Division 1 of the Act

Date of resolution	Date of effect	Details	Contact information
<insert details>	<insert details>	<insert details>	<insert details>

Editor's note – This schedule should provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded.

SC3.3 Notation of registration for urban encroachment provisions under section 680ZE of the Act

Table <insert table reference> – Notation of decisions under section 680ZE of the Act

Date of decision	Location of premises (real property description)	Details of registration	Term of registration
<insert details>	<insert details>	<insert details>	<insert details>
<insert additional rows as required>			

Schedule 4 Designation of premises for development

Table SC4.1.1 Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Real property description	Street address	Type of infrastructure
24 March 2000	Easement F SP121321 on 4SP103557 Easement D SP121322 on 1RP615528	Biloela Callide Road, Mt Murchison Biloela Callide Road, Mt Murchison	(k) operating works under the Electricity Act 1994
24 March 2000	Easement B RP911512 on 1RP836523 Easement A RP617951 on 5RN516 Easement H RP618795 on 6RP889910 Easement E RP617949 on 6RP889910 Easement H RP618795 on 16RP848909 Easement D RP613936 on 16RP848909 Easement F RP617950 on 7RP889910 Easement H RP912010 on 25PM157 Easement D RP911513 on 3RP836523 Easement F RP911863 on 29PM159 Easement C RP911512 on 2RP836523 Easement D RP613936 on 15RP848908 Easement E RP911862 on 55SP116560 Easement A RP617955 on 1RP620374 Easement G SP157682 on 9RP912763 Easement H RP618795 on 9RP912763 Easement H RP618795 on 6RP848846 Easement A RN1562 on 2SP265493 Easement B RP617955 on 1RP619817 Easement RP613222 on 6RP613222 Easement RP613222 on 5RP613222 Easement RP613222 on 4RP613222 Easement RP613222 on 3RP613222 Easement RP613222 on 2RP613222 Easement RP613222 on 1RP613222 Easement E RP617953 on 43SP266150 Easement A RP617943 on 43SP266150	Valentine Plains Rd, Valentine Plains Calvale Rd, Valentine Plains Coal Rd, Dumgree Coal Rd, Dumgree Coal Rd, Dumgree Coal Rd, Dumgree 1500 Coal Rd, Dumgree Unnamed road, Lawgi Dawes 120 Alcocks Rd, Valentine Plains Roys Rd, Lawgi Dawes Alcocks Rd, Valentine Plains Coal Rd, Dumgree 3419 Valentine Plains Rd, Valentine Plains Valentine Plains Rd, Valentine Plains Coal Rd, Dumgree Coal Rd, Dumgree Coal Rd, Dumgree Calvale Rd, Valentine Plains 2242 Valentine Plains Rd, Valentine Plains Unnamed road, Dumgree Unnamed road, Dumgree Unnamed road, Dumgree Unnamed road, Dumgree Unnamed road, Dumgree Unnamed road, Dumgree 1650 Calvale Rd, Valentine Plains 1650 Calvale Rd, Valentine Plains	(k) operating works under the Electricity Act 1994

Table SC4.1.1 Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Real property description	Street address	Type of infrastructure
	Easements B, C & D RP617945 on 43SP266150 Easement A RP911511 on 52RP912769 Easement RP613222 on 7RP613222 Easement C RP911510 on 51SP285151 Easement A RP617954 on 1RN1225 Easement A RP617952 on 15RN474 Easement B RP617964 on 1RP883977 Easement A RP617964 on 16RP883977 Easement H RP618795 on 6RP889910 Easement E RP617949 on 6RP889910 Easement A RN1537 on 37RN1025 Easement G CP912009 on 27PM160	1650 Calvale Rd, Valentine Plains Valentine Plains Rd, Valentine Plains Unnamed Rd, Dumgree 2284 Valentine Plains Rd, Valentine Plains Calvale Rd, Valentine Plains Calvale Rd, Valentine Plains Valentine Plains Rd, Valentine Plains Valentine Plains Rd, Valentine Plains Coal Rd, Dumgree Coal Rd, Dumgree 314 Coal Rd, Dumgree Blue Hills Rd, Lawgi Dawes	
16 January 2004	Easement H RP618795 on 6SP103557 Easement H RP618795 on 15RP848908 Easement H RP618795 on 16RP848909 Easement H RP618795 on 6RP848846 Easement H RP618795 on 6RP889910 Easement H RP618795 on 9RP912763 Easement H RP618795 on 8RP912763 Easement H RP618795 on 10RP912765 Easement B RN1515 on 170FTY1843 Easement B RN1515 on CRN835037 Easement B SP157671 on 14RN1347 Easement C SP157671 on 15RN1352 Easements D & E SP157670 on 4RN903 Easement F SP157669 on 20RN94 Easement G SP157668 on 10RN52 Easement H SP157667 on 24RN1599 Easement K SP157666 on 349FTY1050 Easement J SP157665 on 23RN1392	Coal Rd, Dumgree Coal Rd, Dumgree Coal Rd, Dumgree Coal Rd, Dumgree Coal Rd, Dumgree Coal Rd, Dumgree Coal Rd, Dumgree Coal Rd, Dumgree Coal Rd, Dumgree Dawson Hwy, Dumgree Dumgree Dawson Hwy, Dumgree Dawson Hwy, Dumgree 62 Blacks Rd, Dumgree 270 Blacks Rd, Dumgree Dawson Hwy, Dumgree Thompsons Rd, Dumgree Thompsons Rd, Dumgree Thompsons Rd, Dumgree	(11) operating works under the Electricity Act 1994
28 July 2006	Easement CIDA on AP12456	Ian McCauley Way, Dumgree	(11) operating works under the

Table SC4.1.1 Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Real property description	Street address	Type of infrastructure
	Easement A SP157682 on 6SP103557 Easement C SP157682 on 15RP848908 Easement J SP157682 on 16RP848909 Easement E SP157682 on 6RP848846 Easement F SP157682 on 6RP889910 Easement G SP157682 on 9RP912763 Easement H SP157683 on 4SP103557	Coal Rd, Dumgree Coal Rd, Dumgree Coal Rd, Dumgree Coal Rd, Dumgree Coal Rd, Dumgree Coal Rd, Dumgree Coal Rd, Dumgree Coal Rd, Dumgree Biluela Callide Road, Mt Murchison	Electricity Act 1994
2 September 2011	1CP890133 Easement PA on CS-XP38 Easement D CP890133 on 4SP103557 Easement W SP241209 on 4SP103557 Easement L RP615951 on 1RP615528 Easement M RP615951 on 1RP615528 Easement N RP890134 on 1RP615528 Easement HH SP241212 on 15SP120478 Easement A RP614848 on 51RP843058 Easement C RP615776 on 51RP843058 Easement J RP618995 on 51RP843058 Easement BB SP241208 on 51RP843058 Easement B RP614988 on 52RP843058 Easement D RP618994 on 52RP843058 Easement AA SP241208 on 52RP843058 Easement B RP614998 on 50RP843057 Easement PA on CS-XP-1 Easement PA on CS-XP-1 on 1RL7468 Easement A RN1413 on 6RN495 Easement A RP614978 on 125RN437 Easement A RP614989 on 126RN437 Easement A RP614990 on 2RP614399 Easement A RP614972 on 1RP614399 Easement PA CS-XP-2 Easement A RP614977 on 128RP620207	Biluela Callide Road, Mt Murchison Biluela Callide Road, Mt Murchison Biluela Callide Road, Mt Murchison Biluela Callide Road, Mt Murchison Biluela Callide Road, Mt Murchison Biluela Callide Road, Mt Murchison Biluela Callide Road, Mt Murchison Mt Murchison Shorts Road, Mt Murchison Shorts Road, Mt Murchison Shorts Road, Mt Murchison Shorts Road, Mt Murchison Shorts Road, Mt Murchison Shorts Road, Mt Murchison Shorts Road, Mt Murchison Shorts Road, Mt Murchison Shorts Road, Mt Murchison Mt Murchison Unnamed road, Mt Murchison Mt Murchison 465 Shorts Road, Mt Murchison 10951 Dawson Hwy, Mt Murchison 10951 Dawson Hwy, Mt Murchison 66 Freemans Rd, Mt Murchison 88 Freemans Rd, Mt Murchison Freemans Rd, Mt Murchison 16 Forestry Rd, Mt Murchison	(11) operating works under the Electricity Act 1994

Table SC4.1.1 Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Real property description	Street address	Type of infrastructure
	Easement PA CS-XP-3 Easement B RN1210 on 88RN1475 Easement C RN1412 on 88RN1475 Easement PA CS-XP-4 Easement A RN1189 on 170 FTY1843 Easement A RN1191 on 170 FTY1843 Easement A RN1210 on 170 FTY1843 Easement A RN1564 on 170 FTY1843 Easement A RP615792 on 2RP616094 Easement PA CS-XP-36 Easement B RP615792 on 1RP618390 Easement PA CS-XP-7 Easement A RN1193 on 94RN1524 Easement C RN1565 on 94RN1524 Easement B RN1193 on 134RN417 Easement D RN1565 on 134RN417 Easement A RP616848 on 1SP231268 Easement A RP619519 on 1SP231268 Easement A RN1189 on 122SP108702 Easement PA CS-XP-08 Easement A RP616848 on 2SP231268 Easement B RP619519 on 2SP231268 Easement A RP616346 on 3SP216326 Easement A RP619520 on 3SP216326 Easement PA CS-XP-9 Easement A RP616845 on 39SP301585 Easement B RP616845 on 37SP301585 Easement C RP616845 on 37SP301585 Easement D RP619521 on 39SP301585 Easement E RP619521 on 37SP301585 Easement F RP619521 on 37SP301585 Easement H SP241211 on 2RN1062 Easement PA CS-XP-10	Forestry Rd, Mt Murchison Dawson Hwy, Callide Dawson Hwy, Callide Dawson Hwy, Callide Dawson Hwy, Dumgree Dawson Hwy, Dumgree Dawson Hwy, Dumgree Dawson Hwy, Dumgree Dawson Hwy, Dumgree 10363 Dawson Hwy, Callide Dawson Hwy, Callide 10364 Dawson Hwy, Callide Kilburnie Rd, Callide Argoon Kilburnie Rd, Callide Argoon Kilburnie Rd, Callide Inverness Rd, Callide Inverness Rd, Callide 738 Argoon Kilburnie Rd, Callide 738 Argoon Kilburnie Rd, Callide Dawson Hwy, Dumgree Unnamed road, Callide Inverness Rd, Callide Inverness Rd, Callide Inverness Rd, Callide Inverness Rd, Callide Inverness Rd, Callide Inverness Rd, Jambin Inverness Rd, Jambin Inverness Rd, Jambin Inverness Rd, Jambin Inverness Rd, Jambin Inverness Rd, Jambin Jambin Unnamed road, Jambin	

Table SC4.1.1 Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Real property description	Street address	Type of infrastructure
	Easement PA CS-XP-11 Easement A RN1197 on 31RN506 Easement B RN1566 on 31RN506 Easement PA CS-XP-12 Easement PA CS-XP-13 Easement A RN1196 on 28RN506 Easement B RN1196 on 28RN506 Easement C RN1567 on 28RN506 Easement D RN1567 on 28RN506 Easement A RN1198 on 74RN505 Easement B RN1198 on 74RN505 Easement C RN1568 on 74RN505 Easement D RN1568 on 74RN505 Easement PA CS-XP-15 Easement A RN1185 on 37RN1147 Easement B RN1569 on 37RN1147 Easement PA CS-XP-15 Easement A RP614052 on 35RN588 Easement B RP619522 on 35RN588 Easement B RP611008 on 33RN210 Easement C RP619533 on 33RN210 Easement A RP611008 on 32RN194 Easement B RP619534 on 32RN194 Easement A RN1184 on 16RN193 Easement B RP618997 on 16RN193 Easement A RP610384 on 31RN210 Easement B RP619508 on 31RN210 Easement PA CS-XP-37 Easement A RP610385 on 17RN241 Easement B RP619510 on 17RN241 Easement A RP610386 on 15RN241 Easement A RP619511 on 15RN241 Easement PA CS-XP-16	Bell Creek, Jambin Fiveways Mt Eugene Rd, Jambin Fiveways Mt Eugene Rd, Jambin Smoky Creek, Jambin Mt Eugene Rd, Jambin Mt Eugene Rd, Jambin Mt Eugene Rd, Jambin Mt Eugene Rd, Jambin Mt Eugene Rd, Jambin Mt Eugene Rd, Jambin Wilsons Rd, Jambin Wilsons Rd, Jambin Wilsons Rd, Jambin Wilsons Rd, Jambin Unnamed road, Jambin Dodsons Rd, Goovigen Dodsons Rd, Goovigen Dodsons Rd, Goovigen Unnamed road, Goovigen Unnamed road, Goovigen Unnamed road, Goovigen Unnamed road, Goovigen Unnamed road, Goovigen Unnamed road, Goovigen 286 Lancefield Rd, Ulogie 286 Lancefield Rd, Ulogie 550 Dodsons Rd, Goovigen 550 Dodsons Rd, Goovigen Unnamed road, Goovigen Unnamed road, Goovigen Unnamed road, Goovigen Unnamed road, Goovigen Unnamed road, Goovigen	

Table SC4.1.1 Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Real property description	Street address	Type of infrastructure
	Easement A RN1183 on 14RN1313 Easement B RP619512 on 14RN1313 Easement PA CS-XP-17 Easement PA CS-XP-18 Easement A RN1172 on 16RN1313 Easement A RP616351 on 91RN450 Easement B RP616351 on 91RN450 Easement C RP619586 on 91RN450 Easement A RN1182 on 90RN450 Easement D RN1570 on 90RN450 Easement E RN1570 on 90RN450 Easement PA CS-XP-19 Easement B RN1174 on 21RAG4093 Easement C RN1174 on 21RAG4093 Easement D RN1174 on 21RAG4093 Easement E RN1571 on 21RAG4093 Easement F RN1571 on 21RAG4093 Easement G RN1571 on 21RAG4093 Easement PA CS-XP-20 Easement B RP619532 on 241 RN399 Easement C RP619532 on 241 RN399 Easement PA CS-XP-21 Easement PA CS-XP-21 on 1RL2278 Easement PA CP-XP-22 Easement C RP619531 on 240RN303 Easement B RP619531 on 238RN303 Easement A RP619531 on 236RN302	Lancefield Rd, Ulogie Lancefield Rd, Ulogie Centre Creek, Ulogie Playfields Rd, Ulogie Playfields Rd, Ulogie Playfields Rd, Ulogie Playfields Rd, Ulogie Playfields Rd, Ulogie Playfields Rd, Ulogie Langleys Rd, Dixalea Langleys Rd, Dixalea Langleys Rd, Dixalea Unnamed road, Ulogie 921 Alma Vale Rd, Ulogie 921 Alma Vale Rd, Ulogie 921 Alma Vale Rd, Ulogie 921 Alma Vale Rd, Ulogie 921 Alma Vale Rd, Ulogie 921 Alma Vale Rd, Ulogie Alma Vale Rd, Ulogie Unnamed road, Ulogie Unnamed road, Ulogie Unnamed road, Ulogie Unnamed road, Ulogie Oaky Creek, Ulogie Unnamed road, Ulogie Unnamed road, Ulogie Unnamed road, Ulogie	
28 March 2013	2DW564	87 The Boulevard, Theodore	(9) hospitals and associated institutions; and (15) storage and works depots and the like including administrative facilities associated with the

Table SC4.1.1 Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Real property description	Street address	Type of infrastructure
			provision or maintenance of community infrastructure.
29 November 2013	1SP261936 Easement A SP261936 on 8SP261936	Injune Rd, Baroondah Injune Rd, Baroondah	(11) operating works under the Electricity Act 1994
30 April 2014	Easement C SP262435 on 9SP262435 Area 10 on 9SP262435	Sids Pocket Rd, Baroondah Sids Pocket Rd, Baroondah	(11) operating works under the Electricity Act 1994
30 May 2014	Easement I SP261998 on 9SP262435 Easement G SP261991 on 2AP247 Easement H SP261991 on 2AP247 Easement CIDA Easement E SP261990 on 8SP261936 Easement E SP261990 on 8SP261936	Sids Pocket Rd, Baroondah Injune Rd, Baroondah Injune Rd, Baroondah Injune Rd, Baroondah Injune Rd, Baroondah Injune Rd, Baroondah	(11) operating works under the Electricity Act 1994
24 September 2014	Easement H SP236940 on 9SP262435 Easement I SP236940 on 9SP262435	Sids Pocket Rd, Baroondah Sids Pocket Rd, Baroondah	(11) operating works under the Electricity Act 1994

Schedule 5 Planning Scheme Policies

SC5.1 Planning Scheme Policy Index

The Planning Scheme Policies applicable to the Planning Scheme area are:

- (1) Flood Planning Scheme Policy
- (2) Landscaping Planning Scheme Policy

SC5.2 Flood Planning Scheme Policy

SC5.2.1 Purpose

The purpose of this policy, as it applies to proposed commercial or industrial development in Theodore, is to:

- (1) provide guidance and identify information the Council may request for a development application within the township of Theodore which supports the outcome of the Centre and Industrial Zone Codes;
- (2) assist in the assessment of development in relation to the risk, hazard and adverse consequences caused by flooding.

Overall flood management for personal safety, mitigation and evacuation of the town shall be undertaken through Banana Shire Council's and the Queensland Government's emergency management framework. Council and appropriate authorities for managing Theodore's flood risk (i.e. in particular safety and evacuation) shall assume greater responsibility than the community, however development shall not wholly rely on the disaster management response from appropriate authorities for managing the risk associated with personal safety.

The flood management strategy adopted by Banana Shire Council for Theodore is based on the principles of flood risk management to ensure that commercial or industrial development within the town occurs having regard to:

- (1) the compatibility of the development type with the flood hazard to minimise the risk to people's safety and structural damage to buildings;
- (2) the social, economic and environmental costs and benefits of developing within a floodplain when balanced against flood risk;
- (3) when considering the safety of people for new development a 'shared responsibility' approach will be applied and development shall not wholly rely on Council's disaster management response for managing flood risk;

SC5.2.2 Flood Risk Management

SC5.2.2.1 Overview

The planning scheme intent seeks to avoid the risk and impacts of flood hazard on people and property for proposed commercial and industrial developments within the town of Theodore. In meeting this high-level strategic intent, development needs to respond to the characteristics of a flood hazard event in Theodore. Achieving compliance with Council's floodplain resolution declared defined flood level cannot be readily, reasonably or practicably achieved for commercial and industrial developments.

Consequently, the flood management strategy to be adopted by Council for Theodore is based on the principles of flood risk management.

This section provides guidance on preparing a Flood Emergency Management Plan (FEMP) to minimise the flood risk to people at future commercial and industrial businesses and to mitigate the flood risk to building and property to an acceptable level through planning and design opportunities. A FEMP is the preferred document prepared at the application stage to develop suitable measures to manage 'life safety' (i.e. locally at the premises) and demonstrate appropriate mitigation measures to reduce damage to buildings and property. The FEMP is expected to be:

- (1) conditioned and associated with the life of the development; and
- (2) continuously improved through the suitability, adequacy and effectiveness of the plan and the way the risk management is integrated into the development operation;

The characteristic of the flood hazard in Theodore is presented in the KBR Flood Studies and Risk Assessment conducted for Council. Development needs shall respond to the outcomes provided in these assessments and consequently a fit-for-purpose flood risk assessment for flooding shall be undertaken to identify and achieve an acceptable or tolerable level of risk for personal safety and property in Theodore. The fit-for-purpose flood risk assessment shall be:

- (1) a formal means of identifying and managing the existing, future and residual risks of flooding to the proposed development;
- (2) a stand-alone document that incorporates the result of the existing flood studies into the report. The fit-for-purpose flood risk assessment may form part of a detailed (FEMP) as described in Section SC5.2.2.2 to demonstrate that the proposed commercial or industrial development can appropriately mitigate the risks to people and property to an acceptable or tolerable level;
- (3) prepared by a suitably qualified professional consultant engaged to undertake the flood risk assessment in accordance with the framework outlined in AS/NZS ISO 31000: 2018 Risk Management. Where aspects of the flood risk assessment discuss engineering principles, the flood risk assessment must be jointly undertaken and signed by a Registered Professional Engineer Queensland with expertise in that field of engineering;

The fit-for-purpose risk assessment shall also integrate and respond to the management of flooding that is managed through the Council and appropriate authorities for flood events that impact on the public safety of the Theodore community (i.e. that cause isolation and ultimately inundate the town).

The intent of the fit-for-purpose flood risk assessment is to ensure that risks, including safety, environmental, social and economic associated with the proposed use are compatible with the flood hazard. For example, a warehouse for the purpose of storing concrete pipes will incur less flood damage losses when compared to a warehouse used to store electrical appliances. The storage of hazardous chemicals may not be an appropriate use given environmental impacts if flooded, even though the economic damages and safety risk may be low or moderate.

SC5.2.2.2 Flood Emergency Management Plans

The fit-for-purpose flood risk assessment for each commercial and industrial development application in the town of Theodore is most suitably addressed via a Flood Emergency Management Plan (FEMP). A FEMP shall:

- (1) be one of the tools used to mitigate the residual risk from flooding;
- (2) form part of a flood risk assessment, but where relied upon for development, including a condition of development, it is to compromise a stand-alone document suitable to guide the operation of a facility;

The FEMP, where appropriate, should consider the following items at a minimum:

- (1) identification of:
 - (a) the stakeholders exposed to or affected by the risk of flooding and their compatibility with the risk and how flood risk to people is managed;
 - (b) number of people likely to be at risk at the premises;
- (2) hazard in all floods up to the Probable Maximum Flood (PMF, the largest flood that could reasonably be expected to occur) – the suitability of a land use must consider the implications of all floods, particularly in regard to the risk to people and property;
- (3) burden placed on emergency services – while it is important to provide safe access for Emergency Services, they cannot be relied on as a solution to egress difficulties and evacuation as this would increase the burden on Emergency Services;
- (4) length of flood recovery and social and economic impacts. Consideration should be given to not only building and contents damages from flooding, but the flood compatibility of any activities being conducted on the premises and the economic impacts of downtime during flood recovery on business and employees' economic resilience;
- (5) identification of all critical electrical services, hazardous storages / goods and other high-risk elements including the mitigation or minimisation of risk and associated environmental impacts;
- (6) flood-resilient design – this may include both using flood-compatible materials and building design aspects such as locating the least flood-tolerant uses at the highest development levels;
- (7) impact of increases in rainfall intensity due to climate change in regard to safety and property damage;
- (8) the proposed method of perpetuating the restricted use and required mitigation measures through appropriate forms of legal documentation, notation on titles and methods for conveying the risk management data to future owners and leaseholders;
- (9) estimation of flood risk; that is, the likelihood and consequences of flooding;

The town of Theodore is flooded by the Dawson River and Castle Creek and, based on the investigation completed by consultants KBR (Sept. 2019), the preferred mitigation approach has yet to be determined. Despite this, the FEMP shall consider the following, in co-ordination with Council, to minimise the burden on Emergency Services:

- (1) flood warning time – it should be appreciated that while the Dawson River may have a suitable flood warning time, development east of Castle Creek may not be feasible due to the potential for rapid or flash flooding;
- (2) evacuation routes – applicable evacuation routes are to be identified. If the routes are to be relied upon to evacuate a site, the flood immunity of those routes should be assessed together with the safety of people moving via those routes;
- (3) isolation within Theodore (i.e. sheltering in place and waiting for a flood to abate) is not a viable option due to the potential flood depth and periods of isolation. Evacuation must occur prior to the inundation of the evacuation route and ultimately the township;
- (4) vertical evacuation (i.e. sheltering in place) – while a potential last-resort option, cannot be totally relied on as an autonomous solution as ultimately an assisted rescue will be required due to the extended length of isolation. This option will place additional burden on Emergency Services and could only be supported on a community scale with Council co-ordination;

SC5.2.3 Flood Risk Assessment

Risk assessment is the overall process of risk identification, risk analysis and risk evaluation. Risk assessment should be conducted systematically, iteratively and collaboratively, drawing on the knowledge and views of stakeholders. It should use the best available information, supplemented by further enquiry as necessary (ISO 31000:2018).

SC5.2.3.1 Risk Identification and Risk Analysis

The flood hazard and associated flood risk is provided in the following KBR studies:

- (1) *Banana Shire Council – Fit-for-Purpose Flood Risk Assessments* – KBR (August 2019);
- (2) *Banana Shire Flood Study Stage 2 – Floodplain Management Plan* - KBR (January 2017); and
- (3) *Dawson River Flood Study – Stage 2, Hydrological Assessment Report* - KBR (May 2016).

The KBR numerical flood model results shall be made available to enable the flood risk associated with a proposed development to be appropriately identified for incorporation into the FEMP. The flood model results also assist in the analysis of risk. Where required, the flood model results may be used to assess development designs, flood risk treatment, timing etc to more accurately consider the impact of flooding and assist the risk analysis process.

Details of the risk treatment options are discussed in Section SC5.2.4.1 to Section 5.2.4.2 and will form part of the assessment of the planning and design opportunities and constraints associated with a proposed development. As previously identified, it will be important that a coordinated approach be adopted in relation to 'life safety' by all relevant stakeholders such as State Emergency Services, Bureau of Meteorology, Council and occupants within Theodore.

SC5.2.3.2 Risk Evaluation

Each risk is assigned a priority based on its level of likelihood, consequence and confidence, which determines the order in which they are reported and addressed. The outcomes of the evaluation are recommendations concerning which risks:

- (1) require treatment, and in which order they should be treated;
- (2) require further detailed assessment to improve confidence, based on priority, current confidence and whether an improvement would change the management outcome. The flood model results provide a relatively high degree of confidence in the flood hazard in Theodore;
- (3) do not require further detailed assessment or treatment, with the risk subject to existing controls, and ongoing monitoring and review;

SC5.2.4 Flood Risk Treatments

It is important to consider all direct and indirect costs and benefits, whether tangible or intangible, and assess them in financial or other terms. More than one option may be considered and adopted either separately or in combination. Measures to treat risk may include:

- (1) avoiding, taking, increasing (to pursue an opportunity) or removing the source of the risk;
- (2) changing, optimising, sharing or retaining the risk.

Risk treatment measures are often termed 'Passive' or 'Active' measures. Passive flood protection (PFP) measures are an integral component of the FEMP and include the structural/permanent features that provide flood protection and safety in a building and surrounds. Active flood protection (AFP) measures are also an integral part of flood protection and are typically characterised by items and/or systems, which require a certain amount of motion and response in order to function.

SC5.2.4.1 Passive Flood Risk Treatments

- (1) Floor levels at minimum should conform to the Zone Code requirements that maximises flood immunity as far as practicable. However, the choice of the appropriate design flood level as the basis for setting the floor level shall also be based on the degree of risk from a combination of:
 - (a) the consequences (e.g. economic and social consequences);
 - (b) how often flooding might occur (refer Table SC5.2.1); and
 - (c) the exposure to the risk.

Table SC5.2.1 Probability of Experiencing a Flood of Given Size in 30 years (Source BMT 2020)

Size of flood (AEP)	Probability of experiencing the flood once in 30 years
10%	95.8%
5%	78.5%
2%	45.5%
1%	26.0%
0.5%	14.0%

As provided in the above table the probability of experiencing a 1 in 20 year AEP flood in a 30 year design life is nearly 80% (i.e. almost inevitable), hence the design, siting and mitigation measures will be important to ensure the development is structurally adequate and can efficiently recover with limited economic and social consequences.

- (2) The flood immunity of buildings and developments may be increased through options such as:
 - (a) Levee / Perimeter Bunds - Levees can be used to reduce the frequency of riverine flooding are often an economically attractive measure. For events up to their design immunity, levees can provide significant reductions in damage and allow the development to recover efficiently, provided the structural integrity of the levee is not compromised (NERAG, 2015);
 - (b) Flood Proofing of Buildings - These mitigation measures may involve using materials that are flood compatible (i.e. are resistant to damage by floodwaters) or temporary measures including a range of built-in automatic and manual barrier systems that aim to prevent or limit water penetration into the building during a flood (NERAG, 2015);
 - (c) Flood Gates – Flood gates may form part of a Levee / Perimeter bund option or part of the flood proofing of buildings;
- (3) The development layout must include provision for safe evacuation in the design to ensure exiting the site does not result in passing through flood water of increasing depth. Consequently, internal access roads are required to ensure 'rising road' access provides a safe link to an external road which can take occupants to a safer area, such that they are not cut off by floodwaters. The internal access or road layout should also be commensurate with community evacuation routes to ensure occupants are not hindered in achieving the ultimate evacuation of the township. Furthermore, access requirements should support and not hinder disaster management capacity and capabilities of the township.
- (4) Similar to floor levels, due to the safety risk and additional recovery time associated with the flooding of essential services (including electrical switchboards and communications equipment), essential services should be provided at a level that maximises flood immunity as far as practicable. Mitigation measures to improve flood immunity and minimise flood damage are similar to building controls and include flood bunding, flood proofing etc.

SC5.2.4.2 Reactive Flood Risk Treatments

Reactive flood risk treatment measures assist to ensure the business enterprise can appropriately respond during all phases of a flood emergency. Based on the Qld Business Readiness Index (refer to Section SC5.2.4.3), Business Continuity Planning Process, reactive treatment measures will form for part of the Prevention, Preparedness, Response and Recovery (PPRR) framework. The owner or managing entity responsible for the business enterprise and its employees will need to recognise that they are responsible for implementing the PPRR framework and also for:

- (1) implementing their FEMP,
- (2) informing themselves about flood risks,
- (3) being aware of how to respond to a flood threat;
- (4) being aware of how to recover from a flood threat or from inundation (particularly health and safety); and
- (5) heeding the advice of relevant government and emergency management personnel during flood events shall take precedence over any local FEMP;

The following section provides general advice regarding responsibilities of the owner or managing entity for managing flood risks and advice concerning the development of a business contingency / flood response plan. Discussion is also provided on specific reactive mitigation measures that could be implemented for commercial and industrial developments in Theodore.

- (1) The owner or managing entity responsible for a commercial or industrial enterprise and employees shall ensure the business provides the necessary resources needed to implement the flood emergency plan (i.e. including time, finance, equipment, training, testing and personnel). The owner or managing entity shall also ensure a responsible person(s) is always on-site to appropriately manage, direct and control the implementation of the facility's flood emergency response procedures and systems.

Where appropriate or necessary through legislation, *AS 3745 - 2010 Planning for Emergencies in Facilities* shall be used in the development and implementation of an appropriate flood strategy.

Typically, responsibilities of the owner/managing entity include:

- (a) establishing the responsible person(s) in accordance with the FEMP;
 - (b) ensuring that the FEMP is readily identifiable and to responsible person(s);
 - (c) all employees being aware of the emergency flood response procedures and resourcing for relevant training relating to procedures during a flood emergency;
 - (d) testing the emergency flood procedures;
 - (e) authorising or having authorised the release and implementation of the FEMP. The following should also apply to the implementation process:
 - (i) review of procedures – the effect of the procedures on an organisation should be monitored at all stages of the implementation process. Amendments should be made to rectify any deficiencies or inaccuracies that are identified in the procedures;
 - (ii) establishing arrangements to ensure the continuing operation of the FEMP, e.g. following resignations, holidays, training of other responsible person(s) etc;
 - (f) establishing strategies to ensure visitors are made aware of emergency response procedures;
 - (g) ensuring the emergency response procedures remain viable and effective by reviewing and testing the emergency response procedures (i.e. at least annually);
 - (h) ensuring that a permanent record of flood events for each emergency is compiled and retained;
 - (i) identifying and rectifying deficiencies and opportunities for improvement in the FEMP and emergency response procedures;
 - (j) nominating the validity period for the emergency plan and the evacuation diagram, noting this should not exceed 5 years; and
 - (k) ensuring that the emergency plan is reviewed at the end of the validity period after or after an emergency, an exercise or any changes that affect the emergency plan;
- (2) Typically, the appointed responsible person(s) shall be responsible for directing and controlling the implementation of the facility's flood emergency response procedures. The primary role of the responsible person(s) is to give first priority to the safety of the employees and visitors during a flood emergency, whereby life safety takes precedence over asset protection. The responsible person(s) will consist of at least one person located on the site (during operational hours), with either one or preferably two alternate people (located on site) being able to replace the main responsible person(s) in the event of the other person(s) being incapacitated or away (i.e. located on-site while occupied, e.g. manager). Providing an appropriate number of responsible person(s) will ensure that at least one trained person is on-site to respond to a flood emergency. AS 3745 - 2010 recommends that persons appointed should:
 - (a) be capable of performing their duties;
 - (b) have leadership qualities and command authority;
 - (c) have clear diction and be able to communicate with the majority of occupants and visitors;
 - (d) be available to undertake their appointed duties;
 - (e) be capable of remaining calm under pressure; and
 - (f) have or be willing and able to undertake relevant training;

Furthermore, the responsible person(s) should also have maturity of judgement, good decision-making skills and be familiar with their area of responsibility.

During emergencies, instructions given by the responsible person shall take precedence over the normal management structure. In turn, instructions given by Council Officers, the Police or Emergency Services personnel shall take precedence over the site FEMP and instructions issued by the relevant person(s).

- (3) The purpose of developing a Business Continuity Plan is to ensure the continuation of the business enterprise during and following a flood incident that results in disruption to normal operational capability. The phases of the PPRR are:
 - (a) Prevention - Risk Management planning incorporates the 'Prevention' element that identifies and manages the likelihood and/or effects of risk associated with an incident;
 - (b) Preparedness - Business Impact Analysis identifies and prioritises the key activities of a business that may be adversely affected by any disruptions;
 - (c) Response – Incident Response planning outlines immediate actions taken to respond to an incident in terms of containment, control and minimising impacts;
 - (d) Recovery - Recovery planning outlines actions taken to recover from an incident in order to minimise disruption and recovery times;
- (4) Implementing an advanced flood warning system will form part of the 'Preparedness' and 'Response' plan to ensure the flood risk 'life' and property is minimised. Advanced flood warning can be as simple as checking flood warnings on the Bureau of Meteorology web site through to sophisticated on-site water level monitoring systems.
 - (a) Environmental indicators such as prolonged heavy rainfall and rising levels may provide a business with the first indication of the potential for flooding to occur. New commercial and industrial development shall integrate their local FEMP with the community-scale emergency flood response plan and also consider their own weather outlook, rainfall and flood gauge check(s) (as appropriate) to ensure early preparation of a potential or impending flood. A responsible person(s) located at the premises should go on alert when either environmental indicators (rainfall, flood gauge checks etc), Bureau of Meteorology (BOM) or a recognised authority (e.g. Council) issue a relevant severe weather warning or a flood watch/warning for the Dawson River or Castle Creek. To ensure alerts are delivered in a timely manner, the responsible person(s) implementing the FEMP should always have access to a suitable mobile device connected to BOM, Disaster Watch, the Banana Shire Council website, Emergency Australia or similar to receive advanced flood warnings.
 - (b) For developments located adjacent to the Dawson River or in particular Castle Creek, a water level monitoring station could be integrated into the facilities' warning system to provide advance flood warning. Typically, the systems use a 'Real Time Radio Telemetry' system to transfer data to the facility and may also be integrated and / or used with existing Bureau of Meteorology (BOM) Telemetry systems. The flood warning system data could be designed and integrated into the overall emergency system to enable pre-defined trigger levels to activate the automated alarm system.
- (5) Flood warning signs located near designated building entry and vehicle access route signs (similar to fire evacuation signage) provide a permanent and readily comprehensible method for communicating the risk of flooding at a site. Signage should also promote safe behaviour and is ultimately intended to promote the flood awareness of staff and visitors to the site.
- (6) Depending upon the building design, pump(s) and a back-up power supply could be required to ensure that the development does not flood as a result of direct rainfall when gravity drainage to external areas can no longer occur and to ensure continuity of power for essential development activities (e.g. security and access control systems, refrigeration etc).
- (7) The National Strategy for Disaster Resilience (COAG 2011) indicates that *'disaster resilience is based on individuals taking their share of responsibility for preventing, preparing for, responding to and recovering from disasters'* (COAG 2011, p. v). Individuals need to be aware of the flood risk they face and what to do about it. They can draw on guidance, resources, government policies and other sources, such as community organisations, to obtain information and assistance. An important component of any FEMP is the education of staff in relation to the level of flood risk associated with a site and the measures to be taken in the event of a flood being imminent at the direction of the appointed responsible person(s).
- (8) Training should be conducted for owners or managing entities regarding their obligations and all appointed responsible person(s) to ensure they can competently execute their obligations. The training of an appointed responsible person(s) should extend to permanent employees of the development where relevant and appropriate to ensure familiarity with procedures and provide the ability to assist if additional personnel are required to maximise preparedness.

All training and skills retention activities should be conducted or supervised by competent person(s) or a registered training organisation. In addition, the training and exercises including review and maintenance should be developed and continuously improved.

- (9) It is necessary for evacuation to occur in a timely manner prior to the onset of flooding sufficient to inundate the site. The trigger for evacuation will need to consider the requirements for closing a site in addition to the time necessary to move off site. It is envisaged that the FEMP prepared for a site will nominate evacuation triggers that provide ample time for orderly closure and evacuation. Any requirement for evacuation nominated in a FEMP is subordinate to a direction to evacuate provided by a Council Officer, the Police, or Emergency Services.

SC5.2.4.3 Additional guidance

Documents which provide guidance on meeting the purpose of the Flood Planning Scheme Policy include:

- (1) State Planning Policy;
- (2) AS/NZS ISO 31000:2018 Risk Management;
- (3) Australian Disaster Resilience Handbook Collection, with particular reference to:
 - (a) National Emergency Risk Assessment Guidelines; and
 - (b) Managing the floodplain: A guide to Best Practice in Flood Risk Management in Australia.
- (4) Flood Resilient Building Guidance for Queensland Homes:
https://www.qra.qld.gov.au/sites/default/files/2019-04/flood_resilient_building_guidance_for_queensland_homes_-_april_2019.pdf
- (5) Emergency Volunteering Queensland has a 'business readiness index', particularly the business continuity planning template: <https://www.emergencyvolunteering.com.au/qld/disasterready/bri>

The management of flooding will evolve over time. New versions of the guidelines or new guidelines that represent current best practice shall also be considered.

SC5.3 Landscaping Planning Scheme Policy

SC5.3.1 Purpose

The purpose of this policy is to ensure that landscaping works achieve acceptable minimum standards and utilise an appropriate selection of species to provide the outcomes sought by the Development Design Code.

SC5.3.2 Application

This policy is applicable to all landscaping works undertaken as a result of requirements elsewhere in the Planning Scheme for accepted and assessable development.

SC5.3.3 Preparation

The area of works is to be prepared for planting and then vegetated in accordance with the standards of the CMDG.

SC5.3.4 Species

Council's preferred plant species are provided in the table below.

Note: All species attaining heights of over 4 metres (at the very maximum and in ultimate conditions) are unsuitable to be planted under powerlines, and alternative species should be used in these locations.

Table SC5.3.1 Preferred plant species

Acacia bancroftiorum
Bancroft's Wattle

DESCRIPTION:

Shrub or small tree to 6m high. Glaucous, obovate phyllodes with blunt end to 20cm long. Lemon-yellow ball flowers in sprays to 8cm.



Acacia decora
Pretty Wattle

DESCRIPTION:

Acacia decora is a small to large shrub, often under 2m in height but sometimes to 5m. The phyllodes are lance-shaped, blue-green in colour, with a prominent mid-vein and minor branching veins. The flowers are borne in large upright clusters both at the ends of the branches (terminal) and in the phyllode axils, making this one of the most showy of all wattles.

This is a hardy species which is tolerant of a wide range of conditions. It prefers well drained soils in light shade to full sun. *A. decora* is a worthwhile addition to gardens in many areas of Australia.



Acacia harpophylla
Brigalow

DESCRIPTION:

A medium-sized tree to 24m with a spread of 4m. At its best it attains a diameter of 0.6m. The bark is deeply furrowed longitudinally, hard, dark brown, dark grey to black. Brigalow occurs from the immediate inland to the central west areas of eastern Australia.



Table SC5.3.1 Preferred plant species

Acacia macradenia
Zig Zag Wattle

DESCRIPTION:

A winter flowering wattle, *Acacia macradenia* is an attractive medium shrub with bright yellow flowers and zig-zagged branchlets, giving it an interesting architectural form.

This wattle is a hardy plant that will grow particularly well in warm dry areas. It is somewhat tolerant of frosts, however harsh winters in inland and southern areas can kill the plant. Grows best in a well-drained soil in sunny or lightly shaded positions.

Height 3 – 4m, width 2 -3m, flower colour yellow in winter.



Acacia pendula
Myall

DESCRIPTION:

Acacia pendula (A. Cunn. Ex G. Don) is a small tree with rough grey bark.

It has a stout trunk that divides into a few main stems that support drooping pendulums of silver-leaved branches. It commonly grows anywhere between 6 - 12m in height.

The smooth phyllodes (or leaves) are narrow and taper at both ends. They can be up to 10cm long and are usually slightly curved. Three parallel veins may be obscured by very fine ashen hairs that press to the leaf surface. This provides a yellow tinge to their otherwise blue-green appearance.

Rather sparse yellow flowers are borne on a slender and short main stalk (peduncle) within the leaf and branch axil.

The seedpods are distinctively broad and flat, up to 8cm in length, with a small wing along each margin. Seeds usually ripen in mid to late summer).



Table SC5.3.1 Preferred plant species

Acacia podalyriifolia
Queensland Wattle

DESCRIPTION:

Acacia podalyriifolia is one of the most popular and widely cultivated of wattles. It is a tall shrub or small tree which reaches about 5 metres in height by a similar spread. Like most members of the genus the mature plant does not have true leaves but has leaf-like flattened stems called phyllodes. In *A. podalyriifolia* the phyllodes are silvery grey in colour, oval in shape and 20-30mm long. The flowers occur in ball-shaped clusters in the axils of the phyllodes and a golden yellow in colour. Flowering is mainly in late winter and early spring. *A. podalyriifolia* is a quick growing plant which may flower in its second year. It is very useful as a quick growing screening plant as it generally retains a bushy shape. The species is suited to a wide range of climates, particularly drier areas, although it can be effected by sooty mould in humid climates. It tolerates at least moderate frosts.



Acacia salicina
Doolan

DESCRIPTION:

Acacia salicina is a thornless species of *Acacia* tree native to Australia. Common names include Cooba, Native Willow, Willow Wattle, Broughton Willow, Sally Wattle and Black Wattle. It is a large shrub or small evergreen tree growing 3 - 20m tall. Bears yellow ball-shaped flowers in winter and spring

It is a large shrub or small evergreen tree growing 3 - 20m tall. It has a life span of about 10–15 years. It does well in full sun exposure and it tolerates frosts down to -6.7 deg.



Table SC5.3.1 Preferred plant species

Atriplex nummularia
Old Man Saltbush

DESCRIPTION:

Atriplex nummularia, commonly called Old Man Saltbush, is a member of the saltbush family, *Chenopodiaceae*. There are over 250 species in the *Atriplex* genus, mostly in sub-tropical and temperate regions of the world. About 61 species occur in Australia. *A. nummularia* is widespread in the inland semi-arid and arid regions of mainland Australia. It is usually, but not always, found on saline, clay soils in low lying areas like flood plains. However, it is very adaptable and can occur on most soils. The largest of the Australian saltbushes *A. nummularia* can grow to 3m high and 2 – 4m wide. Its leaves, 1 – 3cm long, have a scaly coating which gives them an attractive silvery grey colour. The shape of the leaves may vary considerably from elliptical to almost circular, both on the same plant and in different populations of the species.



Brachychiton acerifolius
Flame Tree

DESCRIPTION:

Brachychiton is a genus of 30 or more species, most of which occur in tropical parts of Australia in dry areas or in rainforest. They are large shrubs or trees. Illawarra flame tree is the most commonly cultivated species due to its spectacular crimson flowers. The Kurrajong (*B. populneus*) is one of the most widely distributed and is also a common tree in cultivation.



Table SC5.3.1 Preferred plant species

Brachychiton australis
Queensland Bottle Tree

DESCRIPTION:

Small tree from inland areas in northern Queensland growing in rocky outcrops. Suitable for hot dry sites, easy to grow. Suitable around ponds & patios as non-invasive root system. Great container plant indoors or outdoors.



Brachychiton bidwillii
Little Kurrajong

DESCRIPTION:

Brachychiton bidwillii, commonly known as the dwarf kurrajong, is a small tree found in eastern Australia. It was originally classified in the family Sterculiaceae, which is now within Malvaceae. Most forms of *Brachychiton bidwillii* drop their large, hand-shaped leaves before flowering.

As the plants age, flower production increases, and after 8 years or so they may produce bunches of up to 50 flowers coming directly from the trunk, as well as the usual flowers on twigs and branches.

Very ornamental, they have not been in general cultivation for long due to their rather variable nature, but new cultivars are coming onto the market that perform well in average gardens. Suitable for larger pots planters and tubs.



Brachychiton discolor
Lacebark Tree

DESCRIPTION:

Brachychiton is a genus of 30 or more species, most of which occur in tropical parts of Australia in dry areas or in rainforest. They are large shrubs or trees. One of the most commonly cultivated is the Illawarra flame tree (*Brachychiton acerifolius*) which is popular due to its spectacular crimson flowers. The Kurrajong (*B. populneus*) is one of the most widely distributed and is also a common tree in cultivation. Lacebark is a medium sized tree to about 20 - 30m. Leaves are about 100 to 150 mm long and deeply lobed. The



Table SC5.3.1 Preferred plant species

large, bell-shaped flowers are usually deep pink and occur in clusters at the ends of the branches. The flowers are very spectacular and are followed by seed capsules which contain many large seeds. *B. discolor* is reasonably common in cultivation and is hardy in a range of climates although it may be slow growing. It is partly to completely deciduous before flowering, similar to *B. acerifolius*. It tolerates a range of soils.



Brachychiton populnea
Karrajong

DESCRIPTION:

Brachychiton populneus is an attractive evergreen tree which ultimately attains a height of 10m - 15m). Though sometimes called "Bottle Tree" on account of its stout trunk, its relative *B. rupestris* has a more markedly swollen trunk and better lives up to the name. The leaves of *B. populneus* are a smooth, glossy fresh green, and are oval in shape, tapering to a point at the tip. All members of *Brachychiton* come from Australia, and *B. populneus* is found in the eastern part of the country in the states of Queensland and New South Wales. The flowers of *Brachychiton populneus* are small and bell-shaped (up to 19mm across), composed of sepals fused into a cup, but separating into small lobes at the tips, which curl back. They are greenish-white on the outside and speckled with red on the inside. While attractive when seen up close, they are scattered among the leaves and not conspicuous. The seed pods dangle from the branches on long slender stalks and resemble little brown purses up to 7½cm long. The chalky yellow seeds within are encased in a papery covering and surrounded by coarse hairs which may be irritating to the touch.



Brachychiton populneus (Schott & Endl.) R. Br. menudanatura.com

Table SC5.3.1 Preferred plant species

Brachychiton rupestris
Narrow-Leaved Bottle Tree

DESCRIPTION:

Brachychiton rupestris is a member of the Sterculiaceae family and is commonly referred to as the Queensland Bottle Tree, Queensland-Flaschenbaum, or the Narrowleaf Bottle Tree or Kurrajong. The common name "bottle tree" refers to the characteristic trunk of the tree, which can reach a 2m diameter. The height of the tree is less impressive, with a maximum height of 18 - 20m, smaller in cultivation; the canopy spans 5 - 12m in diameter. The tree will drop its leaves before the flowering period,. The characteristic bottle shape should develop in approximately five to eight years. The canopy will also thin out during a drought.



Cadellia pentastylus
Ooline

DESCRIPTION:

Ooline is a tree growing to 10m (rarely to 25m) with dark, hard and scaly bark. Its leaves are alternate, simple (undivided), on short hairy stalks (petioles) 2 - 7mm long, glossy above, dull and paler below. The leaf blades are obovate (egg-shaped, attached at narrow end) to elliptical, usually 1 - 7cm long, and 1.5 - 2cm wide,. The apex is rounded or slightly indented (emarginate), and the veins are prominent on both surfaces when dry. Flowers are usually single and have five white petals, each 5 - 7mm long. Fruit are a cluster of five obovate (reverse egg-shaped) drupes, 3 - 5mm in diameter. The fruits are brownish, with a wrinkled surface, slightly compressed and surrounded by five enlarged, spreading red and papery sepals (the outer lobes at the base of the flower).



Table SC5.3.1 Preferred plant species

Callistemon spp.
Bottlebrushes

DESCRIPTION:

Bottlebrushes are members of the genus *Callistemon* and belong to the family *Myrtaceae*. They are closely related to paperbark melaleucas, which also have 'bottlebrush' shaped flower spikes. It is difficult to tell to which genus some species belong. There are 40 species currently called *Callistemon*.



Cassia brewsteri var brewsteri
Leichhardt Bean

DESCRIPTION:

Cassia brewsteri, commonly known as Brewster's Cassia, Leichhardt Bean, Cassia pea and Bean Tree is a species of leguminous shrubs or small trees, of the plant family *Fabaceae*. They grow naturally in Queensland, Australia. They primarily grow in open forest, and occasionally in monsoon forest.[1] *Cassia brewsteri*, as with other *Cassia*, produces pinnate leaves. In the case of *Cassia brewsteri* the leaflets are approximately 5cm long, bright green, glossy or waxy above and whitish-green below. Flowers are yellow, often with red markings, and produced in racemes. The flowers are followed by round pods, up to 45cm long.



Cassia brewsteri var tomentella
Velvet Bean

DESCRIPTION:

Cassia brewsteri, commonly known as Brewster's Cassia, Leichhardt Bean, Cassia pea and Bean Tree is a species of leguminous shrubs or small trees, of the plant family *Fabaceae*. They grow naturally in Queensland, Australia. They primarily grow in open forest, and occasionally in monsoon forest.[1] *Cassia brewsteri*, as with other *Cassia*, produces pinnate leaves. In the case of *Cassia brewsteri* the leaflets are approximately 5 cm long, bright green, glossy or waxy above and whitish-green below. Flowers are yellow, often with red markings, and produced in racemes. The flowers are followed by round pods, up to 45 cm long



Table SC5.3.1 Preferred plant species

Corymbia tessellaris
Moreton Bay Ash

DESCRIPTION:

This tree is distinguished by the dark tessellated or crocodile scale bark forming a dark stocking at the base of the trunk, with smooth white bark above it. The narrow, lanceolate leaves may be up to about 15 cm long and 1 cm wide. The fruiting capsules are thin and can be squashed easily with the fingers. Hence, it is also known as one of the paper-fruited bloodwoods.



Corymbia variegata var citriodora
Lemon-Scented Gum

DESCRIPTION:

Tree to 50m tall. Forming a lignotuber. Bark smooth throughout, white to pink or coppery, often powdery, shedding in thin curling flakes, mottling of trunk often not pronounced. Juvenile growth (coppice or field seedlings to 50cm), stem rounded in cross-section, scabrid; juvenile leaves always petiolate, opposite for 2 or 3 pairs then alternate, ovate to lanceolate, 14 – 21cm long, 4.5 – 8cm wide, the base usually peltate for many nodes, green; petiole and lamina scabrid for many nodes. Adult leaves alternate, petiole 1 – 2.5cm long; blade narrowly lanceolate to falcate, (7)10 – 23cm long, 0.6 – 2.8(3.5)cm wide, base tapering to petiole, concolorous, glossy, green, strongly penniveined, very densely reticulate, intramarginal vein parallel to and just within margin, oil glands island. Leaves lemon-scented when crushed or not so. Inflorescences axillary compound, peduncles 0.3 – 1 cm long; buds 3 per umbel, pedicels 0.1 – 0.6cm long. Mature buds obovoid to pyriform, 0.6 – 1cm long, 0.5 – 0.7cm wide, green to creamy, usually smooth, scar usually absent (outer operculum held to or almost to flowering, operculum scar therefore obvious only at late bud development if at all), operculum rounded to conical or slightly beaked, stamens inflexed, anthers cuboid or cuneate, versatile, dorsifixed, dehiscent by longitudinal slits (non-confluent), style long, stigma blunt or mop-like, locules 3, the placentae each with 5 vertical ovule rows (sometimes indistinct). Flowers white.



Table SC5.3.1 Preferred plant species

Corymbia variegata var variegata
Spotted Gum

DESCRIPTION:

Spotted gum is a species that grows well on favourable sites, usually attaining 35 - 45m in height and 1 - 1.3m diameter at breast height (dbh), with exceptionally large trees reaching 70m and exceeding 3m dbh. On poorer sites it may be 20 - 35m in height and 0.7 - 1.2m diameter. This species naturally occurs in open-forest to tall open-forest formation on the east coast of Australia from the Victoria-New South Wales border to the Maryborough District in Queensland.



Dodonaea viscosa
Sticky Hopbush

DESCRIPTION:

Dodonaea viscosa, commonly called 'sticky hop bush', is a member of the Sapindaceae family. *Dodonaea viscosa* can be found in every state and territory of Australia. *D. viscosa* subsp. *mucronata* is an erect to spreading shrub growing from 1.5 - 4m tall. The leaves are sticky leathery. The foliage is evergreen, with the leaf shape usually spatulate (spoon-shaped). In general, *Dodonaea viscosa* is an extremely hardy species and is able to resprout from the base. The stand-out horticultural feature of this species is the brilliant colour of the capsules. Other desirable features include its successful use as a hedge due to the dense habit. There is also a popular non-native form with purple foliage, referred to as *Dodonaea* 'Purpurea'. *Dodonaea viscosa* flowers are inconspicuous, with no petals. These flowers occur during spring and summer and are less than a centimetre in size. The plants are dioecious; i.e. the flowers are male or female and usually occur on separate plants.



Table SC5.3.1 Preferred plant species

Eremophila spp.
Turkey Bush/ Fuchsia

DESCRIPTION:

Eremophila subfloccosa (Dense-felted Eremophila) is a beautiful foliage plant. It is a low, spreading, many branched shrub 0.5 -1m in height by 1 - 2m wide. The young growth is densely hairy making it soft and velvety to the touch. Leaves are grey-green to grey-white, ovate-oblong to elliptical-oblong, alternate, 20 - 40mm long by 8mm wide, with entire margins. The tubular flowers of *Eremophila subfloccosa* appear singly in axils. Approximately 25mm long, they are greenish-yellow in colour with prominent protruding stamens. Flowers appear in spring and bloom for approximately 8 to 12 weeks. The glabrous fruits are almost globular, 5 - 10mm in diameter. This genus grows in sandy soils, gravel, clay, loam and laterite on undulating plains, margins of salt lakes and disturbed roadsides.



Eucalyptus cambageana
Dawson Blackbutt

DESCRIPTION:

Tree to 25m tall. Forming a lignotuber. Bark rough for 2 - 3m on the lower trunk, usually hard, tessellated or box-type, dark grey to black with abrupt change to smooth bark, which is normally white to grey, rarely creamy pink to yellow. Adult leaves alternate, petiole 1 – 2.7cm long; blade lanceolate to broadly lanceolate, sometimes falcate, 7.5 – 16.5cm long, 1.2 – 3(4)cm wide, base tapering to petiole, concolorous, glossy, green, side-veins acute, reticulation dense, intramarginal vein parallel to and well removed from margin, oil glands intersectional or obscure. Inflorescence terminal compound, peduncles 0.5 – 1.2cm long, buds 7 per umbel, pedicels 0.3 – 0.6(1.1)cm long. Mature buds obovoid, 0.4 – 0.5cm long, 0.2 – 0.4cm wide, scar present, operculum conical to rounded, stamens irregularly flexed, staminodes absent, anthers adnate, basifixed, cuboid or globoid, style long, stigma blunt, locules 5, the placentae each with 4 vertical ovule rows. Flowers white.



Table SC5.3.1 Preferred plant species

Eucalyptus coolabah
Coolibah

DESCRIPTION:

Tree to 20m high; bark persistent on trunk and larger branches, grey with whitish patches, fibrous-flaky, smooth above, white or grey, shedding in short ribbons. Juvenile leaves disjunct, lanceolate to broad-lanceolate, dull grey-green to glaucous. Adult leaves disjunct, narrow-lanceolate to lanceolate, 8 – 17cm long, 1 – 2cm wide, grey-green, dull, concolorous. Conflorance compound; umbellasters 7-flowered; peduncle narrowly flattened or angular, 1 – 9mm long; pedicels terete, 1 – 4mm long. Buds ovoid, glaucous or not glaucous, 2 – 4.5mm long, 2 – 3mm diam., scar present; calyptra conical, longer than and as wide as hypanthium. All stamens fertile; filaments irregularly flexed in bud; anthers adnate, oblong. Fruit globose or hemispherical, 2 – 4mm long, 2 – 4mm diam.; disc flat, narrow; valves exserted.



Eucalyptus melanophloia
Broad-Leaved Iron Bark

DESCRIPTION:

Tree to 20m high; bark persistent throughout, grey-black, 'ironbark'. Juvenile leaves opposite after 13th node, ovate to orbiculate, glaucous. Adult leaves opposite, broad-lanceolate or ovate, 5 – 9cm long, 2 – 3.5cm wide, glaucous, dull, concolorous. Conflorance compound; umbellasters 7-flowered; peduncle terete or angular, 4 – 16mm long; pedicels terete, 1 – 7mm long. Buds shortly fusiform, glaucous, 7 – 9mm long, 3 – 5mm diam., scar present; calyptra conical, shorter than or as long as and as wide as hypanthium. All stamens fertile. Fruit globose, hemispherical, ovoid or urceolate, 3 – 8mm long, 3 – 8mm diam.; disc depressed; valves rim-level or exserted.



Table SC5.3.1 Preferred plant species

Eucalyptus orgadophila
Mountain Coolibah

DESCRIPTION:

Tree to 20m tall. Forming a lignotuber. Bark rough on the lower trunk, box-type, grey with abrupt change to smooth bark, which is normally white to grey, rarely creamy brown, sometimes shiny.

Juvenile growth (coppice or field seedlings to 50cm): stems square in cross-section; juvenile leaves petiolate, alternate, orbicular to ovate to elliptical, 3 – 6cm long, 1.8 – 4cm wide, base round to tapering to petiole, dull, blue-grey to green to rarely glaucous.

Adult leaves alternate, petiole 1 – 2.2cm long; blade lanceolate, 6.5 – 18cm long, 1 – 2.5(3.5)cm wide, base tapering to petiole, concolorous, dull, green to grey-green to blue-grey to rarely glaucous, side-veins acute, reticulation dense to very dense, intramarginal vein parallel to and close to the margin, oil glands absent or obscure. Inflorescence terminal compound or axillary single umbels, peduncles 0.8 – 1.6cm long, buds 7 per umbel, pedicels 0.5 – 0.9cm long. Mature buds obovoid to pyriform, sometimes the angled petiole extending onto the hypanthium to produce two longitudinal ridges, 0.7 – 0.9cm long, 0.4 – 0.6cm wide, usually not glaucous, rarely glaucous, scar present, operculum rounded to beaked, stamens irregularly flexed, staminodes absent, anthers adnate, basifixed, cuboid or globoid, style long, stigma blunt, locules 4, the placentae each with 4 vertical ovule rows. Flowers white.

Fruit on pedicels 0.2 – 1cm long, cup-shaped to barrel-shaped, sometimes the angled pedicel extending onto the hypanthium to produce two longitudinal ridges, (0.5)0.7 – 1.1cm long, 0.6 – 1cm wide, disc descending, valves normally 4, enclosed.

Seeds dark brown to grey, 1.8 – 3.5mm long, flattened-ovoid, sometimes pointed at one end, dorsal surface shallowly reticulate, hilum ventral.



Table SC5.3.1 Preferred plant species

Eucalyptus populnea
Poplar Box

DESCRIPTION:

Tree to 20 m high; bark persistent on trunk and larger branches, grey with whitish patches, fibrous-flaky ('box'), smooth above, glossy, grey, shedding in short ribbons.

Juvenile leaves disjunct, ovate to orbiculate, dull grey-green. Adult leaves disjunct, broad-lanceolate, elliptic, ovate or rhomboidal, 5 – 11 cm long, 2 – 7 cm wide, green, glossy, concolorous. Conflorescence compound; umbellasters 7–11-flowered; peduncle terete, 5 – 11 mm long; pedicels terete, 1 – 3 mm long. Buds clavate to ovoid, 3 – 5 mm long, 2 – 3 mm diam., scar present; calyptra hemispherical to conical, shorter than and as wide as hypanthium. All stamens fertile.

Fruit hemispherical or conical, 2–4 mm long, 2–5 mm diam.; disc depressed; valves enclosed or rim-level.



Eucalyptus raveretiana
Black Iron Box

DESCRIPTION:

Eucalyptus raveretiana is a small to medium-sized tree growing to 30m tall. The pith (spongy inner contents) of the branchlets is glandular. The rough bark is thick, longitudinally fissured and coloured grey over brown and sometimes extends onto the base of the larger branches and most branches are a smooth blue or grey colour. The juvenile leaves are ovate in shape and measure up to 10cm long by 3cm wide, opposite for a few pairs and then alternating. The adult leaves are lance-shaped to ovate, 8 - 15cm long by 1-3cm wide and arranged alternately. The upper leaf surface is dull, dark bluish green, with the underside much paler.

The white flowers are grouped into multi-branched clusters at the end of the branchlets. Mature flower buds are 3 - 4mm long by 1 - 2mm wide and have a cone-shaped cap. The seed capsules are hemispherical, about 2mm long by 2mm in diameter and have 3-4 exerted valves, extending well above the body of the capsule. The seeds are ellipse-shaped, brown and smooth to very shallowly reticulate.



Table SC5.3.1 Preferred plant species

Eucalyptus sideroxylon
Muga Ironbark

DESCRIPTION:

Tree to 35m high; bark persistent to smaller branches or throughout, red-brown to brown-black, 'ironbark', smooth above, white or grey, shedding in short ribbons.

Juvenile leaves disjunct, broad-lanceolate or ovate, dull green or dull grey-green or glaucous. Adult leaves disjunct, lanceolate, 7 – 14cm long, 1.2 – 1.8cm wide, green or grey-green, dull, concolorous. Umbellasters 7-flowered; peduncle narrowly flattened or angular, 7 – 20mm long; pedicels terete, 2 – 15mm long. Buds ovoid, clavate to shortly fusiform, sometimes glaucous to 7 – 12mm long, 4 – 6mm diam., scar absent; calyptra conical or rostrate, shorter and narrower than hypanthium. Outer stamens infertile; anthers cuboid.

Fruit globose, hemispherical or ovoid, 4- or 5-locular, 5 – 11mm long, 5 – 9 mm diam.; disc depressed; valves enclosed.



Eucalyptus thozetiana
Mountain Yapunyah

DESCRIPTION:

Tree to 17m tall, trunk fluted. Forming a lignotuber. Bark smooth throughout or less commonly with a short stocking of tessellated blackish rough bark. Smooth bark pinkish to creamy white with greyish patches. Small curls or flakes of imperfectly shed bark may be present at times on the otherwise smooth stems.

Mature buds pyriform to obovoid, slightly angular at the base, 0.4 – 0.6cm long, 0.2 – 0.4cm wide, scar absent (both opercula shed together at flowering), operculum rounded to conical or beaked, stamens inflexed, outer lacking anthers (staminodes), anthers weakly adnate, basifixed, cuboid to globoid, dehiscing by short sub-terminal slits, style long and straight, stigma blunt to tapering, locules 3 or 4, the placentae each with 4 vertical ovule rows. Flowers white.



Table SC5.3.1 Preferred plant species

Eucalyptus tereticornis
Queensland Bluegum

DESCRIPTION:

Tree to 50m high; bark smooth, white or grey, shedding in large plates or flakes. Juvenile leaves disjunct, broad-lanceolate to ovate, glossy green. Adult leaves disjunct, narrow-lanceolate or lanceolate, 10 – 20cm long, 1 – 3cm wide, green, dull, concolorous. Umbellasters 7- to rarely 11-flowered; peduncle narrowly flattened or angular, 7 – 25mm long; pedicels terete, 3 – 10mm long. Buds cylindrical or fusiform, 10 – 20mm long, 4 – 8mm diam., scar present; calyptra conical or elongate acute, longer than and as wide as hypanthium. Fruit globose or ovoid, 4- or 5-locular, 4 – 6mm long, 4 – 8mm diam.; disc raised; valves exserted.



Flindersia australis
Crows Ash

DESCRIPTION:

Tree to 40m high, larger trees usually moderately buttressed; branchlets, leaves and inflorescences glabrous to densely stellate-hairy. Leaves alternate or rarely opposite, crowded towards the end of branches, usually imparipinnate; leaflets 3–19, usually 5–9, narrow- to broad-elliptic, or narrow-ovate, 2.4 – 13cm long, 0.8 – 4.3cm wide, apex acute to obtuse, base obtuse to cuneate and often asymmetric, both surfaces glossy green with lower surface paler, oil dots prominent; lateral petiolules 0 – 3mm long, terminal petiolule 3 – 30mm long. Inflorescences terminal or in the upper axils, to 15cm long. Sepals 2.2 – 2.5mm long, densely hairy. Petals 5 – 7mm long, white to cream, densely hairy outside except for the margins. Capsule woody, 7 – 10cm long, remaining united at the base after splitting; seeds 3.4 – 5cm long, winged at apical end only.



Flindersia collina
Leopard Wood

DESCRIPTION:

Tree to 40m high, outer bark shed in oval flakes leaving shallow depressions; branchlets, leaves and inflorescences glabrous to scaly and stellate-hairy. Leaves ± opposite, imparipinnate; rachis and petiole winged, especially in young and coppice growth; leaflets 3–7, ± sessile, obovate to broad-obovate or elliptic, 2 – 9cm long, 1 – 4.7cm wide, apex rounded to emarginate, base attenuate to obtuse, upper surface glossy green, lower



Table SC5.3.1 Preferred plant species

surface paler and dull, oil dots faint; leaflets ± sessile.
 Inflorescences terminal, spreading, to 17cm long.
 Sepals c. 1mm long, hairy. Petals 4 – 5mm long, white, ± hairy.
 Capsule woody, 2.8 – 5cm long, valves separating fully; seeds 1.5 – 2.5cm long, winged at both ends.

Geijera parviflora
 Wilga

DESCRIPTION:

Geijera parviflora is a tall shrub or small tree which can reach 8 - 9m high with a similar spread. It has foliage with a weeping habit of growth with leaves and branches often reaching to ground level. The leaves are linear to narrowly oblong from 50 - 200mm long by about 5 - 10mm wide, aromatic and deep green in colour. The small star-shaped white flowers occur in clusters on branched stems. They are followed by small globular fruits containing glossy black seeds. Flowering usually occurs in winter to spring. Wilga is a beautiful, weeping tree that is not grown as widely as it could be, mainly due to difficulties in propagation. It is rarely available in nurseries. The plant requires well drained soils in sun or semi shade.



Hardenbergia violacea
 Hardenbergia

DESCRIPTION:

Hardenbergia violacea is usually a climbing plant whose branches twist around the stems of other plants. It is moderately vigorous but rarely covers other plants so extensively as to cause damage. Shrubby forms without any climbing tendency are known. The leaves are dark, glossy green with prominent veins and are 75 - 100mm in length. The flowers, which appear in winter and spring, are usually violet in colour but pink, white and other colours are sometimes found. The flowers are the typical "pea" shape consisting of 4 petals; the "standard", the "keel" and two "wings" as shown in the diagram below. *H.violacea* is a popular and generally hardy garden plant which is widely grown. It is adaptable to most soils and aspects although sunnier positions will usually result in better flowering. Given the wide range of the species, however, forms from drier areas may not be vigorous in tropical areas, and vice versa. Where possible, it is best to select forms from similar climatic zones to the area where they are to be cultivated.



Table SC5.3.1 Preferred plant species

Harpula pendula
Tulip Wood

DESCRIPTION:

A popular garden and urban tree, Tulipwood is a beautiful, native, hardy, and well-behaved small tree that suits landscapes well. It's commonly used along urban coastal roads, as its toughness helps it to thrive in salty areas along ocean shores and in the less than ideal air and soil of the city. Its size makes it a valuable addition from a design standpoint alone, but it's evergreen foliage, spring blooms and subsequent beautiful fruit make it a very good landscape specimen. Tree to 12m high, new growth finely pubescent with fawnish hairs.

Leaves 10 – 30cm long; leaflets mostly 4 – 8 or rarely more, elliptic to oblong-obovate, mostly 5 – 12cm long, 2 – 5cm wide, apex usually acuminate, base sometimes asymmetric, margins entire, lamina glabrous, green and shiny; petiole 2 – 5cm long, petiolules 3 – 5mm long.

Panicles 10 – 20cm long, pedicels 5 – 10mm long. Sepals not persistent in fruit. Petals 6 – 8mm long, greenish yellow.

Capsule 12 – 15mm long, 20 – 30mm wide, inflated, valves papery, yellow to reddish; seeds without an aril.



Hovea spp.
Hovea/Purple Bush Pea

DESCRIPTION:

Subshrubs, shrubs or small trees; stems and branches terete or nearly so. Indumentum of simple hairs of various types present, mostly dense, on branchlets, stipules, peduncles, pedicels, leaf undersurfaces, calyces, bracts and bracteoles. Inner and outer pod surfaces, upper surface of leaves and style glabrous or hairy. Leaves alternate, simple, flat or arching up from midrib, margins flat to revolute; petiolate; stipules present, often caducous, rarely absent. Inflorescences sessile or pedunculate, flowers in axillary clusters or racemes, flowering stem indeterminate and growing on of the stem sometimes increasing the internode lengths of the inflorescence; flowers pedicellate, bracteate, bracteolate, bracteoles inserted at or near base of calyx. Calyx of fused sepals forming a campanulate to turbinate tube, 2 upper teeth



Table SC5.3.1 Preferred plant species

partially fused and forming upper lip, 3 lower teeth smaller, free and forming lower lip. Standard and wing petals pinkish mauve, mauve or indigo, rarely white; standard limb circular to oblate, emarginate, wings and keel shorter. Stamens monadelphous, rarely diadelphous, sheath split on upper side; anthers alternately long and basifixed and short and versatile. Ovary with 2 ovules, rarely more. Pods sessile or stipitate, obliquely circular or broad-elliptic in profile, laterally compressed, turgid; seeds plump, rarely flattish, ellipsoidal, usually 4 – 6mm long, brown to blackish, sometimes mottled, arillate, aril circular to narrow-oblong, surrounding a mostly elongate hilum.



Hymenosporum flavum
Native Frangipani

DESCRIPTION:

In tropical areas of its natural habitat some trees grow to 25m with a stem diameter of 30cm or more, but further south it is often much smaller. In cultivation it is usually only a small, very slender and upright tree up to 10m high. Bark is grey and roughish, and the branches are sparse, radiating in whorls from the main stem. The deep lustrous green leaves, which resemble those of *Pittosporum*, are alternately grouped at the ends of the twiggy branchlets, oval-oblong in shape, and 7 - 15cm long. This is a very fine flowering tree that begins to bloom in early spring, when the fragrant, open, tubular flowers are cream-coloured. They darken with age to a deep sulphur yellow before they drop. In some forms the flowers may have a reddish centre. The effect of masses of cream and yellow flowers is very lovely. The flowering period extends to early summer. The 4cm diameter flowers in terminal corymbs are sweetly scented, and about the size and shape of those of the frangipani, from which the common name is derived. In other respects the tree bears no resemblance.



Table SC5.3.1 Preferred plant species

Lomandra longifolia
Long-Leaved Mat Rush

DESCRIPTION:

Lomandra longifolia (Spiny-head Mat-rush or Basket Grass) is native Australia wide except for the Northern Territory and Western Australia. Leaves are glossy green, shiny, firm, flat. They can grow from 40cm up to 1m long and 8 - 12mm wide and are usually taller than the flowering stem. Leaf bases are broad with yellow, orange or brownish margins and the tips of the leaves are prominently toothed. The inflorescence is usually a panicle of clusters of sessile flowers. Each cluster has a sharp, slender, straw-colored bract at its base, which gives it a dense spike-like structure. The inflorescence is usually about half the leaf length (500mm) and individual flowers are about 4mm long. Flowers of *L. longifolia* are scented and dioecious, with the female flower often a little bit longer or larger than the male flower. The heavy-smelling nectar on flowers can attract pollinating beetles. Flowering in warm temperature (late winter/early spring), fruiting occurs 1-2 months after flowering.



Lysophyllum carronii
Red Bauhinia

DESCRIPTION:

Tall shrub or small tree to c. 10m high. Leaves ovate in outline; pinnae 2, ovate-falcate, mostly 16 – 30mm long, 10 – 20mm wide, 4–7 veined. Racemes short, 2–10-flowered. Flowers rusty brown. Calyx 10 – 12mm long, base narrow-turbinate or tubular, free portion very shortly lobed, appressed-pubescent. Petals obovate, 12 – 15mm long, silky outside. Stamens exserted; filaments 15 – 20mm long. Pod slightly convex when ripe, compressed, 5 – 12cm long, 25 – 40mm wide, calyx loose from stipe forming a membranous tubular sheath; seeds 1–6.





Table SC5.3.1 Preferred plant species	
<p><i>Lysiphillum hookerii</i> White Bauhinia</p>	
<p>DESCRIPTION:</p> <p><i>Lysiphillum hookerii</i> is also known as <i>Bauhinia hookerii</i>, it is a native species, semi-deciduous. Leaflets are paired, flowers with white petals and the upper portion of the long stamens is red. Pod is flat up to 22 cm long and 4.5 cm wide.</p>	
<p><i>Melaleuca</i> spp. Paperbarks</p>	
<p>DESCRIPTION:</p> <p>The genus <i>Callistemon</i> has recently been combined with the genus <i>Melaleuca</i>. It is endemic to Australia, where many species can be observed growing along watercourses. All species have the flowers crowded together in a spike of variable length, usually red or pink with numerous stamens, the fruits are woody capsules crowded together. The leaves are usually narrow and when held to the light oil dots can often be seen as clear areas. When crushed this oil produces a characteristic smell, strength depends on the number and size of the oil glands in the leaf. Birds and other animals are attracted to the nectar in the flowers. The most common species on campus is <i>Melaleuca</i> (<i>Callistemon</i>) <i>viminalis</i>, the weeping bottlebrush, also common along northern streams. There are many cultivars available.</p>	
<p><i>Pleigonium timorense</i> Burdekin Plum</p>	
<p>DESCRIPTION:</p> <p>This hardy tree is found in a variety of habitats, in woodland as on campus but most commonly in vine thickets. It is distinguished by the leaves with 7-9 leaflets, the creamy flowers that are borne in large panicles and the depressed-globose, fleshy, dark, plum-coloured, ribbed fruit (2 - 4cm diameter). The remains of these fruit are found below the tree, the hard endocarp, that surrounds the seeds, has small openings almost like elongated miniature port-holes. Although the fruit is edible, it is extremely tart unless processed in some manner or is really ripe.</p>	 

Table SC5.3.1 Preferred plant species

Senna artemisioides
Butter Bush

DESCRIPTION:

Senna artemisioides (formerly *Cassia artemisioides*) is a small woody shrub to 2m tall with a silvery appearance created by short white hairs on the branchlets and leaves. Leaves are pinnate, 2 - 4cm long with 4-8 pairs of leaflets. These are narrowly cylindrical, grey green or silvery, 1 - 4cm x 0.2 - 0.3cm. Bright yellow flowers about 1.5cm diameter are borne in small clusters in the leaf axils. These are followed by straight, brown pods 4 - 8cm x 1cm. This species has been in cultivation for many years and is grown successfully in a wide range of climates. It is particularly suited to most drier areas as long as it is given full sun and good drainage. Propagation is usually carried out from seed which germinates readily after treatment with boiling water. Cuttings of hardened, current seasons growth should also be successful.



Toona ciliata
Red Cedar

DESCRIPTION:

Medium-sized to large deciduous tree with brown to grey scaly bark. Leaves 15 – 45cm long, usually paripinnate but sometimes with a terminal leaflet in juvenile growth; leaflets mostly 8–20, ± ovate, often falcate, 4 – 15cm long, 15 – 50mm wide, apex acuminate, base strongly asymmetric, margins entire (± toothed in saplings), mostly glabrous, domatia present as small hair-tufts; petiole 4 – 11cm long, petiolules 5 – 12mm long. Panicles 20 – 40cm long. Petals 5 – 6mm long, white. Capsule ellipsoid, 10 – 20mm long, 6 – 8mm diam.; seeds winged at both ends.



Schedule 6 Short-term camping

SC6.1 Land designated for short-term camping

The provision for short-term camping throughout the Shire has regard to the potential adverse impact such activities may have on commercial caravan parks. Short-term camping locations are segregated into two categories, the first where no adverse impact is probable allowing for longer stays, the second where potential impact is possible with reduced camping timeframes.

Category 1 sites allow for stays up to and including 7 days. Category 2 sites are limited to 72-hour stays.

Table SC6.1 Category 1 short-term camping

Location	Registered property and/or description
Burnett Highway, Thangool	Road reserve adjacent to Thangool Memorial Park
Lake Pleasant	Road reserve adjacent to lake
Junction Park, Theodore	44SP272413
Lake Callide Retreat	1SP266150, site area identified as short-stay camping area
Glebe Weir, Taroom	14LE230
Dululu Rest Area	213SP147737, Bryant Street, Dululu
Cracow Town	1C82011 & 2C82011, Third Avenue, Cracow
Goovigen	1G7991, Stone Crescent, Goovigen
Banana	2B4935 & 10B4935, Dawson Highway, Banana south of Sutherland Hall
Cracow Beach	9DW369, between Delusion Creek and Isla – Delusion Road
Camboon Campdraft Ground	22DW526
Lawgi Hall Rest Area	30PM407, Burnett Highway, Lawgi
Chain Lagoons	49CP855791, Between Chain Lagoons Road and Palm Tree Creek only
Kroombit Bush Camp	55SP116560, Between Alcocks Road and Kroombit Creek only
Lake Victoria	66RN1214, Dooneys Road, Goovigen
Dumpy Creek, Rannes	106PN528, Leichhardt Highway, Rannes
Jambin Campdraft Ground	157RN1306, Jambin – Dakenba Road
Theodore Showgrounds	518SP146336
Neville Hewitt Weir, Baralaba	At the end of Bedford Street
Moura Apex Park, Dawson River	Dawson Highway, Moura

Table SC6.2 Category 2 short-term camping

Location	Registered property and/or description
Queensland Heritage Park, Biloela	284RN801267, Exhibition Avenue, Biloela
Rotary Park, Moura	100RN489, Dawson Highway, Moura
Wowan Showgrounds	23RN858, Dee River Road, Wowan

Schedule 7 Air services

SC7.1 Land containing nominated air service development

Table SC7.1 Air service allotments

Location	Registered property
Baralaba Aerodrome	1SP131479
Moura Aerodrome	115SP118427
Taroom Aerodrome	49FT626
Taroom Aircraft Landing Area	2RP156607
Thangool Aerodrome	258RP620756 & 182RP620755
Theodore Aerodrome	511DW395

Appendix 1 Table of amendments

Table <insert table reference> – Table of amendments

Date of adoption and effective date	Planning Scheme version number	Amendment type	Summary of amendments
<insert details>	<insert details>	<insert details>	<insert details>
<insert details>	<insert details>	<insert details>	<insert details>

PUBLIC CONSULTATION VERSION