

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 If in an existing commercial building or involving only minor building work	Centre Zone Code – Table 5.3.2
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	Centre Zone Code – Table 5.3.2

Table 5.3.1 Centre Zone	
only minor building work	
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
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	

Table 5.3.1 Centre Zone

Any defined use not listed in this table. Any undefined use.	The Planning Scheme
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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:
- (a) 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;
 - (b) the Centre Zone accommodates a range of activities appropriate for the role and function of each centre:
 - (i) 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: (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: (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: (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: (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.
For development affected by one or more overlays
Biodiversity
AO6.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204.

Table 5.3.2 For accepted development

Acceptable Outcomes

or

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.

or

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.

or

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.

and

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.

Bushfire Risk

AO7.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;

or

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;

or

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:

- (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

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.

and

AO7.5 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

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:

Table 5.3.2 For accepted development

Acceptable Outcomes

- (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
- AO7.7** The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.
- and
- 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.
- and
- AO7.9** 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
- 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.

Flood Risk

- 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 level, or the highest known flood event, in accordance with the requirements of Council's adopted Floodplain Resolution.
- or
- AO8.3** 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
- AO8.4** 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.
- and
- AO8.5** 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.
- and
- AO8.6** Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.
- and
- AO8.7** 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

Table 5.3.2 For accepted development

Acceptable Outcomes

AO8.8 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.

and

AO8.9 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 (including berms).

and

AO8.10 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.

Heritage

AO9.1 Works do not alter, remove or conceal significant features of the heritage place.

and

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.

and

AO9.3 Development is minor and necessary to maintain a significant use for the heritage place.

Infrastructure

Roads and railway

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:

- (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

AO10.2 Sensitive land uses are:

- (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;

Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.

and

Electricity

For sites 5 hectares or larger

AO10.3 Sensitive land uses maintain the following separation distances from the following electricity infrastructure:

- (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;

and

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.

Water Resources

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:

- (a) intensive horticulture;
- (b) intensive animal industry;

and

AO11.2 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.

or

Table 5.3.2 For accepted development	
Acceptable Outcomes	
AO11.3	Development does not involve the establishment or expansion of an on-site wastewater treatment facility.
	and
AO11.4	Development does not involve:
	(a) any increase in ground level 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	
Servicing	
PO14	Development is connected to reticulated water supply and sewerage.
	and
PO15	Where involving an increase in gross floor area of more than 5,000m ² , development provides taxi loading areas close to the main entrance.
	and
PO16	The loading and unloading of service vehicles is done without disturbing the amenity of the area outside commercial operating hours.
Residential uses	
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;
For development affected by one or more overlays	
Biodiversity	
PO18	Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.
	and
PO19	Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.
Bushfire Risk	
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
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
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
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
PO24	Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.
	and
PO25	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	
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

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.