

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 6.3.2
Club If not accepted development	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.2
Community use If not accepted development	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.2
Function facility If ancillary to a club or community use	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.2
Indoor sport and recreation If not accepted development	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.2
Major electricity infrastructure	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.2
Outdoor sport and recreation If not accepted development	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.2
Substation	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.2
Telecommunications facility	Recreation and Open Space Zone Code – Table 5.4.3 Development Design Code – Table 6.3.2

Table 5.4.1 Recreation and Open Space Zone

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.

5.4.2 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

AO2.8 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of *AS4282 – Control of the Obtrusive Effects of Outdoor Lighting*.

and

AO2.9 Development does not destroy any mature native vegetation.

For development affected by one or more overlays

Agricultural Land

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.

Biodiversity

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 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 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.

and

AO4.7 A biosecurity plan is prepared and implemented to control the threat of species identified as invasive biosecurity matters.

Bushfire Risk

AO5.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;

or

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

AO6.1 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

AO6.2 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.

Flood Risk

AO7.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM0404.

or

AO7.2 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

AO7.3 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

AO7.4 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

AO7.5 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

AO7.6 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.

and

AO7.7 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

AO7.8 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

AO7.9 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;

and

AO7.10 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay OM-0401 – OM-0404.

Table 5.4.2 For accepted development

Acceptable Outcomes

Infrastructure

Water treatment, wastewater treatment and waste disposal facilities

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.

and

Roads and railway

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:

- (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

AO8.3 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

Coal load-out facility and transport road

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.

and

AO8.5 Access to the coal transport road is designed and constructed in accordance with the CMDG.

and

Power Station

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.

and

Electricity

For sites 5 hectares or larger

AO8.7 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

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.

Water Resources

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:

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

and

AO9.2 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.

or

AO9.3 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.

and

Table 5.4.2 For accepted development	
Acceptable Outcomes	
AO9.4	Development does not involve: <ul style="list-style-type: none"> (a) any increase in ground level impervious area; and (b) there is no discharge of potential water contaminants;
Table 5.4.3 For assessable development	
Performance Outcomes	
General	
Built form	
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.
and	
PO2	The siting of buildings maintains the established streetscape and separates residential and non-residential activities.
and	
PO3	New plant or equipment is located central to the building and screened from view of the street or adjoining residential uses.
and	
PO4	Existing mature native vegetation is incorporated into the site layout.
Amenity	
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.
and	
PO6	Outdoor activities associated with the use maintain the early morning and late evening amenity of the surrounding area.
and	
PO7	Outdoor lighting is designed, installed and maintained in compliance with nationally accepted standards.
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.
Servicing	
PO10	New development integrates with the existing recreational networks.
and	
PO11	Connection to reticulated water and sewerage is provided.
or	
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.
Caretaker's accommodation	
PO13	Caretaker's accommodation is subsidiary to the non-residential use on the same site.
and	
PO14	Caretaker's accommodation provides the amenity, privacy and comfort associated with long-term habitation.
For development affected by one or more overlays	
Agricultural Land	
PO15	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

Table 5.4.3 For assessable development

Performance Outcomes	
	flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.
and	
PO16	Development for non-agricultural purposes does not constrain the productive agricultural use of agricultural land.
and	
PO17	Uses and works that do not have a specific locational requirement to be situated on agricultural land do not affect such areas.
and	
PO18	Development maintains the operational efficiency and ongoing integrity and function of stock routes.
For reconfiguring a lot only	
PO19	Lot reconfigurations maintain the opportunity for agricultural production on agricultural land.
and	
PO20	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;
or	
PO21	Boundary realignment: <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	
PO22	Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.
and	
PO23	Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.
and	
PO24	Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.
and	
PO25	Development prevents the incursion or spread of species identified as invasive biosecurity matters.
Bushfire Risk	
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: <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	
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.
and	
PO28	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.
and	
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.

Table 5.4.3 For assessable development

Performance Outcomes

and

PO30 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

PO31 Subdivision design incorporates a perimeter road that:

- (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

PO32 Fire trails are provided to:

- (a) mitigate against bushfire hazard;
- (b) enable access for fire fighters, residents and equipment; and
- (c) allow access for hazard reduction management programs;

and

PO33 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

PO34 The long term availability of the extractive or mining resources for extraction or processing is maintained.

and

PO35 Development in the vicinity of mining tenements:

- (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

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 on Overlay Maps OM-0401 - OM-0404 as Flood Hazard Area is able to function effectively during and immediately after flood.

and

For 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:

- (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

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.

Table 5.4.3 For assessable development

Performance Outcomes
and 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.
and PO44 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 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.
and 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.
and 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.
and For development in other locations
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.
and PO49 Services infrastructure is designed and constructed to prevent risk of electrocution or intrusion of flood water into reticulated networks.
and PO50 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
PO51 The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.
Infrastructure
Water treatment, wastewater treatment and waste disposal facilities
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.
and Roads and railway
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.
and 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.
and Coal load-out facility and haul route
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.
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.

Table 5.4.3 For assessable development

Performance Outcomes	
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.