

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
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:

- (a) biological diversity;
- (b) ecological integrity;
- (c) naturally occurring landforms;
- (2) The purpose of the Code will be achieved through the following overall outcomes:
 - (a) areas identified as having significant values for biological diversity, ecological functioning and hydrological processes are protected and conserved;
 - (b) the landscape character of vegetated slopes and elevated areas that provide a scenic backdrop is protected;
 - (c) 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;
 - (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) 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) 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> <p>and</p> <p>AO2.5 Construction does not occur on slopes with a gradient in excess of 1:3.</p> <p>and</p> <p>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.</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> <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; <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>

Table 5.5.2 For accepted development

Acceptable Outcomes

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 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.

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.

Bushfire Risk

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

or

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

Table 5.5.2 For accepted development

Acceptable Outcomes

- (b) (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient 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.

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 - OM-0404.
- 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** Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.
- and
- AO7.5** 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

Table 5.5.2 For accepted development

Acceptable Outcomes

event.

and

AO7.6 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

AO7.7 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

AO7.8 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;

and

AO7.9 Works in rural areas:

- (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;

and

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

Infrastructure

Roads and railway

AO8.1 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

AO8.2 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

AO8.3 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

AO8.4 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

Table 5.5.2 For accepted development	
Acceptable Outcomes	
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
AO9.4	Development does not involve: (a) any increase in ground level impervious area; and (b) there is no discharge of potential water contaminants;

Table 5.5.3 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: (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

Table 5.5.3 For assessable development

Performance Outcomes

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:

- (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

PO18 Boundary realignment:

- (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

PO19 Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.

and

PO20 Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.

and

PO21 Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.

and

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.

and

PO23 The development prevents the incursion or spread of species identified as invasive biosecurity matters.

Bushfire Risk

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:

- (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

PO25 Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as

Table 5.5.3 For assessable development

Performance Outcomes

- a Bushfire Prone Area is able to function effectively during and immediately after bushfire events.
- and
- PO26** Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.
- and
- 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.
- and
- PO28** 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**
- PO29** 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
- PO30** 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
- PO31** 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

- PO32** The long term availability of the extractive or mining resources for extraction or processing is maintained.
- and
- PO33** 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

- 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.

Table 5.5.3 For assessable development

Performance Outcomes

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.

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.