

## 5.8 Community Facilities Zone

### 5.8.1 Categories of Assessment – Material Change of Use

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

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

<b>Table 5.8.1 Community Facilities Zone</b>	
<b>Hospital</b> If in Precinct 4 and involving only minor building work	Community Facilities Zone Code – Table 5.8.2
<b>Office</b> If: <ul style="list-style-type: none"> <li>▪ for a government entity; and</li> <li>▪ in Precinct 3; and</li> <li>▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or</li> <li>▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404;</li> </ul>	Community Facilities Zone Code – Table 5.8.2 Development Design Code – Table 6.3.1
<b>Place of worship</b> If in Precinct 5 and not accepted development	Community Facilities Zone Code – Table 5.8.2 Development Design Code – Table 6.3.1
<b>Substation</b> If not accepted development	Community Facilities Zone Code – Table 5.8.2 Development Design Code – Table 6.3.1
<b>Assessable development</b>	
<b>Use</b>	<b>Assessment benchmarks</b>
<b>Code assessment</b>	
<b>Caretaker's accommodation</b>	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
<b>Child care centre</b>	Community Facilities Zone Code – Table 5.8.3 Child Care Centre Code – Table 6.2.2 Development Design Code – Table 6.3.2
<b>Club</b> If not accepted development	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
<b>Community care centre</b> If not accepted development	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
<b>Community use</b> If not accepted development	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
<b>Food and drink outlet</b> If in Precinct 4	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
<b>Health care service</b> If not accepted development	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
<b>Hospital</b> If not accepted development	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
<b>Place of worship</b> If in Precinct 5 and not accepted development	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
<b>Residential care facility</b> If in Precinct 4	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
<b>Telecommunications facility</b> If not accepted development	Community Facilities Zone Code – Table 5.8.3 Development Design Code – Table 6.3.2
<b>Impact assessment</b>	
Any defined use not listed in this table. Any undefined use.	The Planning Scheme

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

## 5.8.2 Community Facilities Zone Code

### 5.8.2.1 Application

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

### 5.8.2.2 Purpose

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

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

### 5.8.2.3 Requirements for accepted development or assessment benchmarks

Table 5.8.2 For accepted development
<b>Acceptable Outcomes</b>
<b>Building reuse</b>
<b>AO1.1</b> There is no change to existing access arrangements, or reduction of existing on-site car parking spaces, vehicle manoeuvring capacity and service vehicle provision.
<b>Built form</b>
<b>AO2.1</b> Maximum building height is 8.5m above ground level. and <b>AO2.2</b> Buildings are setback from road frontages: (a) primary road frontage - 6m or half the building height, whichever is greater; and (b) secondary road frontage – 3m; and <b>AO2.3</b> Building setback to rear boundaries is a minimum 6m. and <b>AO2.4</b> Buildings are setback from side boundaries: (a) shared with land in the General Residential Zone or sensitive land uses – 6m or half the building height, whichever is greater; or (b) in other circumstances – 6m;

**Table 5.8.2 For accepted development**

**Acceptable Outcomes**

**Amenity**

**AO3.1** Where a non-residential use shares a common boundary with land in the General Residential Zone or a sensitive land use:

- (a) a landscaped strip with a minimum width of 1.5 metres is provided along each common boundary; and
- (b) a 1.8 metre high solid acoustic screen fence is constructed along the full length of each common boundary; and
- (c) windows located above ground level and overlooking the common boundary:
  - (i) are fitted with fixed external privacy screens; or
  - (ii) incorporate non-transparent glazing; or
  - (iii) have minimum sill heights of 1.5m;

and

**AO3.2** The vertical illumination resulting from direct or indirect light from the premises is 8lux or less when measured at ground level at any point 1.5m outside the site.

and

**AO3.3** Development achieves the applicable requirements of:

- (a) the *Environmental Protection (Air) Policy 2019*; and
- (b) the *Environmental Protection (Noise) Policy 2019*;

and

**AO3.4** All mechanical plant and equipment fitted to service the development incorporate acoustic attenuation and are fully screened from view at the property boundary.

**Separation distances**

**AO4.1** New development achieves the following separation distances between sensitive uses and lawfully existing or approved activities:

- (a) 30m – stables;
- (b) 100m – Rural Industry, Low Impact Industry, commercial pigeon or quail facility (up to 2,000 breeding pairs);
- (c) 100m – either side of an extractive industry transport route;
- (d) 200m – cattle dips, dairy bails and associated yards, extractive industry (where not involving blasting);
- (e) 250m – Medium Impact Industry;
- (f) 300m – Intensive Horticulture, Cropping (spray drift);
- (g) 500m – stock saleyards, kennels, commercial pigeon or quail facility (more than 2,000 breeding pairs), High Impact Industry, Moura Cotton Gin;
- (h) 1km – Teys Abattoir, extractive industry (where involving blasting), cattle feedlot (0 – 1,000 standard cattle units), piggery (0 – 400 standard pig units), poultry farm (up to 1,000 birds);
- (i) 1.5km – Moura Queensland Nitrate Plant;
- (j) 2km – cattle feedlot (1,001 – 10,000 standard cattle units), piggery (401 – 5,000 standard pig units), poultry farm (1001 – 5,000 birds);
- (k) 5km – cattle feedlot (more than 10,000 standard cattle units), piggery (more than 5,000 standard pig units), poultry farm (more than 5,000 birds);

**For development affected by one or more overlays**

**Agricultural Land**

**AO5.1** The proposal is not located on agricultural land identified on Overlay Map OM-01.

or

**AO5.2** The proposal is necessary for efficient agricultural production and processing on the site.

or

**AO5.3** The proposal provides an alternate productive rural activity that supports regionally significant agricultural industry.

and

**AO5.4** Except for a dwelling directly associated with rural activities on the same site, sensitive land uses provide buffering to adjoining agricultural activities of:

- (a) 40m – where a vegetated buffer provides a screen of a minimum 50% porosity and achieves a mature height exceeding 1.5 times the height of the sensitive land use; or
- (b) 300m – in all other circumstances;

**Table 5.8.2 For accepted development**

**Acceptable Outcomes**

and

**AO5.5** All new access points from a road serving as a stock route incorporate a grid or effective gate to prevent stock entry between the stock route and adjoining premises.

and

**AO5.6** Boundary fencing is maintained to the road boundary adjoining a stock route.

**Biodiversity**

**AO6.1** Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204.

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 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

**AO6.6** Development adjacent to Protected Areas identified on Overlay Maps OM-0201 - OM-0204 is set back a minimum of 100m from the feature boundaries in the absence of any current 'Management Plans' for these areas.

and

**AO6.7** Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-0201 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation.

and

**AO6.8** A biosecurity plan is prepared and implemented to control the threat of species identified as invasive biosecurity matters.

**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;

**Table 5.8.2 For accepted development**

**Acceptable Outcomes**

- (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 5,000m<sup>2</sup> 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:
- (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.

**Extractive and Mining Resources**

- AO8.1** 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 activities, or
  - (c) a temporary use.
- and
- AO8.2** Extraction or processing does not occur within the Key Resource Areas separation areas.
- and
- AO8.3** New residential, business and community activities are not located within the separation areas of the Key Resource Areas depicted on Overlay Map OM-09.
- and
- AO8.4** Sensitive land uses on lots which share a boundary with land identified as a mining tenement or designated Key Resource Areas are a minimum of 1000m from blasting-based extraction or 200m from mechanical extraction e.g. ripping.



**Table 5.8.2 For accepted development**

**Acceptable Outcomes**

and

**AO8.5** Development does not increase the total number of lots within the separation areas of the Key Resource Areas depicted on Overlay Map OM-09.

and

**AO8.6** Development does not increase the number of properties with access points to the Key Resource Areas transport route.

or

**AO8.7** Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.

**Flood Risk**

**AO9.1** New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.

or

**AO9.2** 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

**AO9.3** 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

**AO9.4** 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

**AO9.5** 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

**AO9.6** Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.

and

**AO9.7** Signage is provided on site indicating at least one clear and direct pedestrian and vehicle evacuation route that remains passable during all floods up to and including the defined flood event.

and

**AO9.8** Works associated with the proposed development do not:

- (a) involve a net increase in filling greater than 50m<sup>3</sup>; 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

**AO9.9** 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

**AO9.10** 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

**AO9.11** Works in rural areas:

- (a) do not involve a net increase in filling greater than 50m<sup>3</sup> if within 100 metres of a wetland or waterway;



**Table 5.8.2 For accepted development**

**Acceptable Outcomes**

(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  
**AO9.12** Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.

**Heritage**

**AO10.1** Works do not alter, remove or conceal significant features of the heritage place.  
and  
**AO10.2** Where part of a building is intended to be demolished or adapted for an adjusted need (i.e. to provide disabled access) the works are limited to the immediate area of need, use materials matching similar aspects of the original building and the remaining parts of the building are retained.  
and  
**AO10.3** Development is minor and necessary to maintain a significant use for the heritage place.

**Infrastructure**

**Water treatment, wastewater treatment and waste disposal facilities**

**AO11.1** Development does not result in an increase in the number of people on a site for a sensitive land use in the separation area associated with the solid waste management, sewerage and water treatment facilities as identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05.

and

**Roads and railway**

**AO11.2** Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05 incorporates a landscaped buffer along the frontage of the site:  
(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

**AO11.3** 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

**AO11.4** Works not associated with the rail corridor provide a minimum separation of 20 metres from a rail corridor boundary or the Surat Basin Infrastructure Corridor identified on Infrastructure Overlay Maps OM-07B01 – OM-07B04.

and

**Coal load-out facility and transport road**

**AO11.5** Development for a sensitive land use is separated a minimum of 300 metres from any boundary adjacent to a Coal Train Load-Out Facility or Coal Transport Road identified on Overlay Map OM-07B01 or OM-07B03.

and

**AO11.6** Access to the coal transport road is designed and constructed in accordance with the CMDG.

and

**Oil and gas pipelines**

**AO11.7** A minimum of 200 metres separates buildings and structures from the identified petroleum and natural gas pipeline infrastructure on Infrastructure Overlay Maps OM-07B01 – OM-07B02 if the development:

- (a) increases the number of people living, working or congregating on the site; or
- (b) involves the storage of flammable, explosive or other hazardous materials

and

**Power station**

**AO11.8** Development does not establish a sensitive land use in the separation area associated with the power station as identified on Infrastructure Overlay Map OM-07C05.

**Table 5.8.2 For accepted development**

**Acceptable Outcomes**

and

**Electricity**

**For sites 5 hectares or larger**

**AO11.9** 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

**AO11.10** A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.

**Water Resources**

**AO12.1** The following activities do not establish within the Callide and Koombit Dam Water Resource Catchment Areas or within the weir buffers shown on Overlay Map OM-08:

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

and

**AO12.2** Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.

or

**AO12.3** Development does not involve the establishment or expansion of an on-site wastewater treatment facility.

and

**AO12.4** Development does not involve:

- (a) any increase in ground level impervious area; and
- (b) there is no discharge of potential water contaminants;

**Table 5.8.3 For assessable development**

**Performance Outcomes**

**General**

**PO1** Development for community activities and services occurs on the same site or adjoining sites to other community-based activities or services of a similar nature.

and

**PO2** Land uses with the potential to be affected by the operation of community activities or services on an adjoining site provide buffering and screening on the development site to prevent any negative impact from the community activity or service.

**Built form**

**PO3** The built form and appearance of development continues the form and streetscape character of the surrounding area.

**Amenity**

**Where sharing a common boundary with land in the General Residential Zone**

**PO4** Landscaping and fencing along the full length of each common boundary protects the privacy and amenity of adjoining residences.

and

**In all instances**

**PO5** Outdoor activities associated with the use maintain the early morning and late evening amenity of the surrounding area.

and

**PO6** Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) is acoustically screened and are fully screened from view at the property boundary.

and

**PO7** Light spill from the premises does not create a nuisance outside the site.

and

**Table 5.8.3 For assessable development**

<b>Performance Outcomes</b>	
<b>PO8</b>	The air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> are maintained for the ongoing operation of the use.
and	
<b>PO9</b>	The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.
and	
<b>PO10</b>	Landscaping contributes to the established streetscape, protects visual amenity and offers effective screening of unsightly activities.
<b>Servicing</b>	
<b>PO11</b>	Development is serviced with infrastructure and services to a standard suitable to the development and location.
<b>Streetscape and activity</b>	
<b>PO12</b>	New buildings create street activation and a safe and secure environment.
<b>Separation distances</b>	
<b>Where in Precinct 1 or Precinct 4 and adjoining the Rural Zone</b>	
<b>PO13</b>	The siting of new sensitive uses protects the ongoing operation of special or extractive industries operating in the Rural Zone and any associated transport routes.
and	
<b>PO14</b>	New sensitive land uses are separated from agricultural production uses and activities so that they: (a) do not result in any loss of agricultural productivity in the Rural Zone; (b) are not exposed to impacts associated with chemical spray drift, noise, dust, odours or other emissions; and (c) do not represent a biosecurity risk to agriculture;
<b>Caretaker's accommodation</b>	
<b>PO15</b>	Caretaker's accommodation is subsidiary to the non-residential use on the same site.
and	
<b>PO16</b>	Caretaker's accommodation provides the amenity, privacy and comfort associated with long-term habitation.
<b>For development affected by one or more overlays</b>	
<b>Agricultural Land</b>	
<b>PO17</b>	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 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	
<b>PO18</b>	Development for non-agricultural purposes does not constrain the productive agricultural use of agricultural land.
and	
<b>PO19</b>	Uses and works that do not have a specific locational requirement to be situated on agricultural land do not affect such areas.
and	
<b>PO20</b>	Development maintains the operational efficiency and ongoing integrity and function of stock routes.
<b>For reconfiguring a lot only</b>	
<b>PO21</b>	Lot reconfigurations maintain the opportunity for agricultural production on agricultural land.
and	
<b>PO22</b>	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;

**Table 5.8.3 For assessable development**

**Performance Outcomes**

or

**PO23** 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**

**PO24** Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.

and

**PO25** Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.

and

**PO26** Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.

and

**PO27** Development prevents the incursion or spread of species identified as invasive biosecurity matters.

**Bushfire Risk**

**PO28** Development avoids any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration:

- (a) vegetation type;
- (b) slope;
- (c) aspect;
- (d) bushfire history;
- (e) ecological values of the site;
- (f) ongoing maintenance; and
- (g) on-site and off-site fire hazard implications;

and

**PO29** Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events.

and

**PO30** Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.

and

**PO31** Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings.

and

**PO32** Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.

**For reconfiguring a lot by subdivision only**

**PO33** Subdivision design incorporates a perimeter road that:

- (a) is located between the boundary of the proposed lots and the bushfire hazard area;
- (b) has a minimum cleared width of 20m and a constructed minimum road width of 6m;
- (c) has a maximum gradient of 12.5%;
- (d) is constructed to an all-weather standard and ensures any culverts and bridges have a minimum load bearing of 15 tonnes;

and

**PO34** Fire trails are provided to:

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

and

**PO35** Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.

**Table 5.8.3 For assessable development**

**Performance Outcomes**

**Extractive and Mining Resources**

- PO36** The long term availability of the extractive or mining resources for extraction or processing is maintained.
- and
- PO37** Development does not increase the number of people living in the separation areas for the Key Resource Areas identified on Overlay Map OM-09.
- and
- PO38** Extractive industry development maintains the function and integrity of the Key Resource Areas separation areas as an efficient and effective buffer between extractive/processing operations and incompatible uses beyond the separation area.
- and
- PO39** Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials along identified transport routes.
- and
- PO40** 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**

- PO41** Development is designed and sited to ensure structures are adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with the defined flood event.
- and
- PO42** Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties.
- and
- PO43** Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.
- and
- PO44** Essential community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.
- and
- For development in Theodore only**
- PO45** All development within the town of Theodore is subject to a fit-for-purpose Flood Risk Assessment prepared by a suitably qualified person in accordance with the Flood Planning Scheme Policy.
- and
- PO46** 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
- PO47** Development north of Seventh Avenue or inside the 5%AEP or H4 and higher Flood Hazard Vulnerability Classes is located, designed and operated in accordance with the recommendations of the Flood Risk Assessment required by PO40.
- and
- PO48** Land use is compatible with the flood hazard for Theodore and does not include uses that have high concentrations of people or are difficult to evacuate such as child care centre, health care service, hospital, veterinary service (if involving animal keeping) or commercial accommodation activity.
- and

**Table 5.8.3 For assessable development**

**Performance Outcomes**

- PO49** 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
- PO50** Building materials and surface treatments used below the defined flood event are resistant to water damage and do not include wall cavities that may be susceptible to the intrusion of water and sediment.
- and
- PO51** Electrical switchboards, data servers and the like are located 300mm above the defined flood event or are designed and constructed to withstand submergence in flood water.
- and
- PO52** Plumbing fixtures connected to the reticulated sewerage network are designed to be 300mm above the defined flood event or are fitted with reflux valves to prevent the intrusion of flood water into the sewerage network.
- and
- For development in other locations**
- PO53** Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.
- and
- PO54** Services infrastructure is designed and constructed to prevent risk of electrocution or intrusion of flood water into reticulated networks.
- and
- PO55** Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.
- and
- For reconfiguring a lot only**
- PO56** The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.

**Heritage**

- PO57** Development of a heritage place conforms to a conservation management plan for the site prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.
- and
- PO58** All alterations to a heritage place are documented by a suitably qualified person.
- and
- PO59** New buildings or structures and extensions to new buildings and structures incorporate but do not replicate the valued architectural features of the heritage place.
- and
- PO60** Demolition of significant components of a heritage place only occurs where options for the restoration of the existing building have been investigated and deemed to be impractical.
- and
- PO61** Reconfiguring a lot does not:
- (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:
    - (i) established pattern of subdivision;
    - (ii) the landscape setting;
    - (iii) the scale and consistency of the urban fabric;
- and
- PO62** Works conserve the features and values that contribute to the significance of the heritage place and are visually unobtrusive in the setting of the heritage place.
- and
- PO63** Development adjoining a heritage place is designed, sited and constructed so that the cultural heritage significance of the heritage place, including its context, setting, appearance and archaeology is not adversely affected.

**Table 5.8.3 For assessable development**

**Performance Outcomes**

**Infrastructure**

**Water treatment, wastewater treatment and waste disposal facilities**

**PO64** Separation distances are established between solid waste management facilities, water or sewerage treatment plants and incompatible land uses that protects the ongoing operation of the facility and the amenity for occupants or users of nearby premises.

and

**Roads and railway**

**PO65** Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.

and

**PO66** Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 achieve a level of amenity consistent with the intended use.

and

**PO67** Development provides protection for site users from unreasonable interference associated with rail operations noise.

and

**PO68** Development protects rail corridors from intrusion of incompatible land use by incorporating separation distances consistent with the intended use.

and

**Coal load-out facility and haul route**

**PO69** Uses are protected from adverse noise, vibration, air emissions and traffic safety impacts associated with the intensive haulage of coal along a Coal Train Load-Out Facility Haul Route and operation of a Coal Train Load-Out Facility identified on Overlay Map OM-07B01.

and

**Oil and gas pipelines**

**PO70** Separation distances between petroleum and natural gas pipeline infrastructure and people, property and hazardous materials establishes a low risk of harm or damage to people, property and the infrastructure.

and

**Power station**

**PO71** Separation distance between sensitive land uses and the power station protects the safety and amenity for occupants or users of nearby premises and the continued and unimpeded operation of the power station.

and

**PO72** There is no increase in the number of lots in the separation area associated with the power station as identified on Infrastructure Overlay Map OM-07C05.

and

**Electricity**

**PO73** Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.

and

**PO74** Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.

**Water Resources**

**PO75** Development within the Callide and Kroombit Dam Water Resource Catchment Areas or the weir buffers shown on Overlay Map OM-08 protects the quality and availability of raw water for consumption, as determined by a suitably qualified water quality expert.

and

**PO76** Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.

and

**PO77** Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.