

## 5.10 Rural Zone

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

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

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

**Table 5.10.1 Rural Zone**

<b>Accepted development</b>	
<b>Air service</b> If not in the Muirs Road Precinct and more than 1km from a sensitive use on a separate allotment	
<b>Animal husbandry</b> If not in the Muirs Road Precinct and on a lot 20ha or larger	
<b>Animal keeping</b> If: <ul style="list-style-type: none"> <li>▪ not in the Muirs Road Precinct; and</li> <li>▪ for an aviary, stable or wildlife refuge; and</li> <li>▪ on a site more than 1km from urban or rural residential zoned land; and</li> <li>▪ on a site larger than 10ha;</li> </ul>	
<b>Cropping</b> If not in the Muirs Road Precinct	
<b>Dwelling house</b> If not in the Muirs Road Precinct; and If 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 Historic Subdivisions Overlay Map OM-06; or</li> <li>▪ identified on the Infrastructure Overlay Maps OM-07B01 – OM-07B02 (Pipeline or Pipeline Corridor);</li> </ul> or <ul style="list-style-type: none"> <li>▪ involving a secondary dwelling; or</li> <li>▪ for a rural dwelling;</li> </ul> Note: This includes the parking of heavy vehicles which are necessary in the employment of residents. Editor's Note: For minor building work, refer to Table 4.1.4	
<b>Emergency services</b> If not in the Muirs Road Precinct	
<b>Environment facility</b> If not in the Muirs Road Precinct	
<b>Intensive horticulture</b> If not in the Muirs Road Precinct and in an enclosed building	
<b>Medium impact industry</b> If for an animal carcass store and: <ul style="list-style-type: none"> <li>▪ not in the Muirs Road Precinct; and</li> <li>▪ on a site more than 1km from urban or rural residential zoned land; and</li> <li>▪ on a site larger than 10ha;</li> </ul>	
<b>Roadside stall</b> If not in the Muirs Road Precinct	
<b>Utility installation</b> If not in the Muirs Road Precinct and not a waste management service or sewage treatment	
<b>Wholesale nursery</b> If not in the Muirs Road Precinct	
<b>Accepted development subject to requirements</b>	
<b>Use</b>	<b>Requirements</b>
<b>Animal husbandry</b>	Rural Zone Code – Table 5.10.2

**Table 5.10.1 Rural Zone**

<p>If</p> <ul style="list-style-type: none"> <li>▪ in the Muirs Road Precinct and for grazing on open pasture; or</li> <li>▪ on a lot less than 20ha</li> </ul>	
<p><b>Animal keeping</b> If not in the Muirs Road Precinct and:</p> <ul style="list-style-type: none"> <li>▪ for an aviary, stable or wildlife refuge; and</li> <li>▪ on a site less than 1km from urban or rural residential zoned land; or</li> <li>▪ on a site of 10ha or less;</li> </ul>	<p>Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1</p>
<p><b>Aquaculture</b> If not in the Muirs Road Precinct and using above ground tanks in a roofed facility with a floor area up to 100m<sup>2</sup></p>	<p>Code for self-assessable development – Low impact aquaculture (Code Number: AQUA01)</p> <p>Editor’s note—This Code is provided by the Department of Agriculture and Fisheries.</p>
<p><b>Caretaker’s accommodation</b> If not in the Muirs Road Precinct</p> <p>Note—A caretaker is a person who is responsible for the security and maintenance of premises but does not have a role in the operation of a use being carried out on the premises.</p>	<p>Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1</p>
<p><b>Cropping</b> If in the Muirs Road Precinct</p>	<p>Rural Zone Code – Table 5.10.2</p>
<p><b>Dwelling house</b> If not in the Muirs Road Precinct; and If not identified on the Historic Subdivisions Overlay Map OM-06 and involving a rural dwelling or secondary dwelling; or If:</p> <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;</li> </ul> <p>Note: This includes the parking of heavy vehicles which are necessary in the employment of residents.</p>	<p>Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1</p>
<p><b>Home-based business</b> If not in the Muirs Road Precinct</p>	<p>Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1</p>
<p><b>Intensive animal industry</b> If not in the Muirs Road Precinct; and If for:</p> <ul style="list-style-type: none"> <li>▪ up to 150 standard cattle units; or</li> <li>▪ up to 400 standard pig units; or</li> <li>▪ up to 1,000 birds of poultry</li> </ul>	<p>Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1</p>
<p><b>Low impact industry</b> If not in the Muirs Road Precinct and if associated with rural activities on the same site</p>	<p>Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1</p>
<p><b>Major electricity infrastructure</b> If not in the Muirs Road Precinct</p>	<p>Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1</p>
<p><b>Medium impact industry</b> If not in the Muirs Road Precinct; and If for an animal carcass store and:</p> <ul style="list-style-type: none"> <li>▪ on a site more than 1km from urban or rural residential zoned land; and</li> <li>▪ on a site 10ha or less;</li> </ul>	<p>Rural Zone Code – Table 5.10.2</p>
<p><b>Nature-based tourism</b> If not in the Muirs Road Precinct; and If for up to:</p> <ul style="list-style-type: none"> <li>▪ 3 on-site cabins each with a maximum floor area of 60m<sup>2</sup>; or</li> </ul>	<p>Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1</p>

<b>Table 5.10.1 Rural Zone</b>	
<ul style="list-style-type: none"> <li>▪ 12 tent sites; or</li> <li>▪ 150m<sup>2</sup> of non-accommodation gross floor area</li> </ul>	
<b>Permanent plantation</b>	Rural Zone Code – Table 5.10.2
<b>Rural industry</b> If not in the Muirs Road Precinct	Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1
<b>Rural workers' accommodation</b> If not in the Muirs Road Precinct	Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1
<b>Short-term accommodation</b> If not in the Muirs Road Precinct; and If for a farmstay: <ul style="list-style-type: none"> <li>▪ in an existing dwelling house or other accommodation facility on the same site; or</li> <li>▪ up to 3 on-site cabins each with a maximum floor area of 60m<sup>2</sup>;</li> </ul>	Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1
<b>Winery</b> If not in the Muirs Road Precinct	Rural Zone Code – Table 5.10.2 Development Design Code – Table 6.3.1
<b>Assessable development</b>	
<b>Use</b>	<b>Assessment benchmarks</b>
<b>Code assessment</b>	
<b>Agriculture supplies store</b>	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
<b>Air service</b> If: <ul style="list-style-type: none"> <li>▪ less than 1km from a sensitive use on a separate allotment; and</li> <li>▪ adjoining an allotment identified in Schedule 7</li> </ul>	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
<b>Animal husbandry</b> If in the Muirs Road Precinct and not Accepted Development	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
<b>Animal keeping</b> If not accepted development	Rural Zone Code – Table 5.10.3 Animal Keeping Code – Table 6.2.1 Development Design Code – Table 6.3.2
<b>Aquaculture</b> If for a tank-based facility that is not accepted development	State Code 17: Aquaculture  Editor's note—This Code is provided by the Department of State Development, Manufacturing, Infrastructure and Planning.
<b>Bulk landscape supplies</b>	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
<b>Dwelling house</b> If not Accepted Development; or If identified on the Infrastructure Overlay Maps OM-07B01 – OM-07B02 Pipeline or Pipeline Corridor);  Note: This includes the parking of heavy vehicles which are necessary in the employment of residents.	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
<b>Extractive industry</b> If not for a borrow pit and not exceeding 100,000t per year of extraction	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
<b>Intensive animal industry</b> If not Accepted Development and for: <ul style="list-style-type: none"> <li>▪ between 151 and 1,000 standard cattle units; or</li> <li>▪ between 401 and 3,500 standard pig units; or</li> <li>▪ between 1,001 and 200,000 birds of poultry</li> </ul>	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
<b>Intensive horticulture</b> If not accepted development	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
<b>Low impact industry</b> If:	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2

**Table 5.10.1 Rural Zone**

<ul style="list-style-type: none"> <li>▪ not accepted development; and</li> <li>▪ located more than 5km from a town or township</li> </ul>	
<b>Outdoor sport and recreation</b> If not in the Muirs Road Precinct; and If involving: <ul style="list-style-type: none"> <li>▪ less than 100m<sup>2</sup> of gross floor area; and</li> <li>▪ no disturbance to land from activities other than the provision of car parking and access;</li> </ul>	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
<b>Renewable energy facility</b> If not located on agricultural land on Overlay Map OM-01	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
<b>Short-term accommodation</b> If: <ul style="list-style-type: none"> <li>▪ not accepted development; and</li> <li>▪ associated with a rural use on the same site</li> </ul>	Rural Zone Code – Table 5.10.3 Development Design Code – Table 6.3.2
<b>Substation</b>	Rural Zone Code – Table 5.10.3 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.

## 5.10.2 Rural Zone Code

### 5.10.2.1 Application

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

### 5.10.2.2 Purpose

- (1) The purpose of the Rural Zone Code is to
  - (a) provide for rural uses and activities; and
  - (b) provide for other uses and activities that are compatible with:
    - (i) existing and future rural uses and activities; and
    - (ii) the character and environmental features of the Zone; and
  - (c) maintain the capacity of rural land for rural uses and activities by protecting and managing significant natural resources and processes;
- (2) The purpose of the Code will be achieved through the following overall outcomes:
  - (a) intensive animal industries minimise or avoid adverse impacts on surrounding land uses;
  - (b) development is sensitive and responsive to the rural character and scenic amenity and maintains vegetation cover in significant areas;
  - (c) development, having regard to its location and design, protects people and premises from natural hazards and contamination;
  - (d) extractive industries and associated processing occur in a way that significant environmental impacts are contained within the site and provides for the effective site rehabilitation;
  - (e) development adjacent to an extractive resource or transport route permits the efficient extraction of the entire resource, the safe and efficient transport of materials to and from the site and provides effective and on-going separation of extractive industry activity from any sensitive uses;
  - (f) non-resident workforce accommodation is incompatible with the purpose of the Rural Zone and are located in a more suitable zone;
  - (g) tourism uses only locate where they have a nexus with the surrounding rural activities or places with high environmental values;
  - (h) infrastructure is provided at a standard normally expected in rural locations and is allowed to operate safely and efficiently without interference by incompatible uses or works;

- (i) development is separated from existing and potential industry land uses located in rural areas including established uses identified in the Special Industry Zone;
- (j) and where affected by an overlay for:
  - (i) agricultural land:
    - (A) the productive viability of agricultural land is not reduced due to the intrusion of incompatible land uses or unnecessary fragmentation or alienation;
    - (B) development is compatible with the viability, integrity, operation and maintenance of the stock route network;
  - (ii) biodiversity:
    - (A) adverse impacts on ecological features and processes are avoided or minimised through the location, design and management of development and activities;
    - (B) development retains the biodiversity and ecological connectivity functions of natural features such as waterways, wetlands and bushland;
    - (C) areas of significant ecological and environmental value are protected from the intrusive impacts of adjacent development;
    - (D) development includes effectual biosecurity management practices;
  - (iii) bushfire or flood risk:
    - (A) the use and works support and do not unduly burden disaster management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;
    - (B) development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;
    - (C) development that intensifies occupancy of a site in Theodore responds to the elevated flood risk hazard by ensuring that emergency management plans allow appropriate responses to emergency measures having consideration to the numbers and capabilities of existing and future users of the development;
    - (D) works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;
    - (E) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
    - (F) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
  - (iv) extractive or mining resources:
    - (A) the establishment, continuation and productivity of mining tenements and designated Key Resource Areas is facilitated and protected from irreversible alienation;
    - (B) uses and works for extractive industry are located, designed and managed to contain significant environmental impacts within the site, maintain safety on and off the site, avoid significant adverse effects on the natural environment and minimise impacts on existing incompatible uses in the surrounding area;
    - (C) development for mining tenements or extractive resources provides access from transport infrastructure of a standard suitable to the volume and weight of traffic generated by the development;
    - (D) existing or future development of mining tenements and within designated Key Resource Areas and their identified transport routes is not prejudiced by the intrusion of incompatible uses;
    - (E) land used for extractive industry is effectively rehabilitated on cessation of extraction activities so the environmental, social and economic value of the land is restored;
  - (v) heritage:
    - (A) the cultural heritage values, the context and setting of a heritage place are conserved and (where feasible) enhanced;
    - (B) development on a heritage place facilitates the appropriate use (including adaptive reuse) of the place;

- (C) demolition of identified buildings and structures only occurs where there is no prudent and feasible alternative to the demolition or removal;
- (D) development adjoining a heritage place is sympathetic to the cultural heritage significance of that place and does not have an adverse impact in terms of visibility, public accessibility or physical change;
- (vi) historical subdivisions:
  - (A) land included in the Historic Subdivisions Overlay remains undeveloped for non-rural purposes where it is unable to access a reasonable level of service without direct intervention from Council;
- (vii) infrastructure:
  - (A) the viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing infrastructure;
  - (B) an appropriate level of amenity is maintained for development in the vicinity of identified infrastructure;
  - (C) the interaction between transport infrastructure and sensitive land uses is managed to maintain the efficiency of the transport network and to protect community health and amenity;
- (viii) water resources:
  - (A) water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;
  - (B) development does not adversely impact on the recharge capacity of the groundwater management areas;
- (k) for land in the Muirs Road Precinct:
  - (i) development does not result in an increase to unacceptable risk to people or property as a result of exposure to flood hazard associated with Callide Dam water releases;

### 5.10.2.3 Requirements for accepted development or assessment benchmarks

**Table 5.10.2 For accepted development**

Acceptable Outcomes
<b>General</b>
<b>Built form</b>
<p><b>AO1.1</b> Buildings are setback from road frontages:</p> <ul style="list-style-type: none"> <li>(a) primary road frontage - 10m; and</li> <li>(b) secondary road frontage – 6m;</li> </ul> <p>and</p> <p><b>AO1.2</b> Maximum building height is 12m above ground level.</p> <p>and</p> <p><b>Only for development in the Muirs Road Precinct</b></p> <p><b>AO1.3</b> Building work is</p> <ul style="list-style-type: none"> <li>(a) limited to 50m<sup>2</sup>; and</li> <li>(b) an ancillary use to animal husbandry (and not to be occupied by any animals), cropping or a permanent plantation;</li> </ul>
<b>Amenity</b>
<p><b>AO2.1</b> The vertical illumination resulting from direct or indirect light from the premises is 8lux or less when measured at ground level at any point 1.5m outside the site.</p> <p>and</p> <p><b>AO2.2</b> Development achieves the applicable requirements of:</p> <ul style="list-style-type: none"> <li>(a) the <i>Environmental Protection (Air) Policy 2019</i>; and</li> <li>(b) the <i>Environmental Protection (Noise) Policy 2019</i>;</li> </ul>
<b>Servicing</b>
<p><b>AO3.1</b> A 45kl water tank is provided for consumption purposes.</p> <p>and</p> <p><b>AO3.2</b> A storage system that permanently holds a minimum of 5,000 litres (e.g. dam, swimming pool, or water tank) is located within 50 metres of new buildings.</p> <p>and</p> <p><b>AO3.3</b> On-site sewage treatment is provided in accordance with the <i>Queensland Plumbing and</i></p>

**Table 5.10.2 For accepted development**

<b>Acceptable Outcomes</b>
<p><i>Wastewater Code.</i></p> <p>and</p> <p><b>AO3.4</b> Development provides direct access or via a granted easement to a surveyed road constructed in accordance with the CMDG.</p>
<b>Site suitability</b>
<p><b>AO4.1</b> Uses and associated works are confined to slopes not exceeding:</p> <p>(a) 6% for residential uses;</p> <p>(b) 10% for treated effluent disposal areas;</p> <p>(c) 15% for non-residential uses.</p>
<b>Separation distances</b>
<p><b>AO5.1</b> New development achieves the following separation distances between sensitive uses and lawfully existing or approved activities:</p> <p>(a) 30m – stables;</p> <p>(b) 100m – Rural Industry, Low Impact Industry, commercial pigeon or quail facility (up to 2,000 breeding pairs);</p> <p>(c) 100m – either side of an extractive industry transport route;</p> <p>(d) 200m – cattle dips, dairy bails and associated yards, extractive industry (where not involving blasting);</p> <p>(e) 250m – Medium Impact Industry;</p> <p>(f) 300m – Intensive Horticulture, Cropping (spray drift);</p> <p>(g) 500m – stock saleyards, kennels, commercial pigeon or quail facility (more than 2,000 breeding pairs), High Impact Industry, Moura Cotton Gin;</p> <p>(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);</p> <p>(i) 1.5km – Moura Queensland Nitrate Plant;</p> <p>(j) 2km – cattle feedlot (1,001 – 10,000 standard cattle units), piggery (401 – 5,000 standard pig units), poultry farm (1,001 – 5,000 birds);</p> <p>(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);</p>
<b>Contamination</b>
<p><b>AO6.1</b> Development includes an approved biosecurity plan.</p> <p>and</p> <p><b>AO6.2</b> Development for sensitive land uses does not occur on sites listed on the Contaminated Land Register or Environmental Management Register.</p> <p>and</p> <p><b>AO6.3</b> Contaminating substances are stored in buildings or under roofed structures, with an imperviously sealed and bunded area and designed and constructed to prevent the release of contaminants.</p> <p>and</p> <p><b>Only for development in the Muirs Road Precinct</b></p> <p><b>AO6.4</b> Materials stored on site are not hazardous or contaminating in nature.</p>
<b>Specific uses</b>
<b>Animal husbandry and cropping</b>
<p><b>AO7.1</b> Animal husbandry and cropping only occur on rural lots with an area greater than 2 hectares and a width greater than 100 metres.</p> <p>and</p> <p><b>AO7.2</b> Non-residential buildings, animal enclosures with a gross floor area up to 100m<sup>2</sup>, and storage facilities are setback 50 metres from any dwelling on surrounding land.</p> <p>or</p> <p><b>AO7.3</b> Animal enclosures with a gross floor area in excess of 100m<sup>2</sup> and faecal storage areas locate at least 75 metres from any dwelling on surrounding land.</p> <p>and</p> <p><b>AO7.4</b> Cropping on lots less than 20 hectares does not involve chemical spraying unless a 40 metre vegetated buffer is provided between crops and adjoining land.</p>
<b>Caretaker's accommodation</b>

**Table 5.10.2 For accepted development**

<b>Acceptable Outcomes</b>
<p><b>AO8.1</b> Only one caretaker's accommodation locates on each site. and <b>AO8.2</b> The gross floor area of the caretaker's accommodation does not exceed 150m<sup>2</sup>. and <b>AO8.3</b> A caretaker's accommodation is not located at the front of the primary major use on the site. and <b>AO8.4</b> A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m. and <b>AO8.5</b> A separate entry from the non-residential use entry is provided for the caretaker's accommodation for the exclusive use of the residents. and <b>AO8.6</b> A caretaker's accommodation is provided with a private landscaped recreation area of at least 35m<sup>2</sup> which is directly accessible from a habitable room. and <b>AO8.7</b> The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>
<p><b>Rural dwelling</b></p>
<p><b>AO9.1</b> Rural dwellings (new) and primary dwellings (existing) are serviced by the same access crossing and driveway. and <b>AO9.2</b> Rural dwellings are separated from other dwellings on the site by a minimum of 50m.</p>
<p><b>Secondary dwelling</b></p>
<p><b>AO10.1</b> The minimum site area is 100ha. and <b>AO10.2</b> The maximum separation between the secondary dwelling and the existing dwelling is 50m. and <b>AO10.3</b> The secondary dwelling uses the same property access as the principal dwelling.</p>
<p><b>Home-based business</b></p>
<p><b>AO11.1</b> Only one non-resident employee is on the premises at any one time. and <b>AO11.2</b> The maximum gross floor area used is 50m<sup>2</sup>. and <b>AO11.3</b> There is no:     (a) sale of any goods from the premises other than those manufactured or serviced on the site;     (b) hiring out of materials, goods, appliances or vehicles;     (c) display of goods visible from outside the dwelling;     (d) re-fuelling of vehicles; or     (e) storage of chemicals, gases or other hazardous materials; and <b>AO11.4</b> Signs displayed on the premises do not exceed 1.0m<sup>2</sup> in area. and <b>AO11.5</b> The use does not rely on delivery vehicles larger than a 2.5t rigid vehicle. and <b>AO11.6</b> The use operates between 8.00am and 6.00pm Monday to Saturday. and <b>AO11.7</b> The use operates for a maximum of 25 hours in any week. and <b>AO11.8</b> A maximum of one parking space is provided in addition to the requirements of the principal dwelling. and <b>AO11.9</b> The use utilises the same vehicle access as the existing dwelling.</p>
<p><b>Intensive animal industry</b></p>
<p><b>AO12.1</b> Sites for intensive animal industry have a minimum area of:     (a) cattle feedlot up to 150 standard units – 100ha;</p>



**Table 5.10.2 For accepted development**

<b>Acceptable Outcomes</b>
<p>(b) piggery up to 400 standard units – 100ha; (c) poultry farm up to 1,000 birds – 40ha; (d) commercial pigeon or quail facility up to 2,000 breeding pairs – 40ha;</p> <p>and</p> <p><b>AO12.2</b> Areas for intensive animal industry have a minimum road frontage setback of:</p> <p>(a) cattle feedlot up to 150 standard units – 50m; (b) piggery up to 400 standard units – 100m; (c) poultry farm up to 1,000 birds – 50m; (d) commercial pigeon or quail facility up to 2,000 breeding pairs – 100m;</p> <p>and</p> <p><b>AO12.3</b> Land used for buildings, waste disposal areas and animal enclosures:</p> <p>(a) has a slope between 3-6%; and (b) is located a minimum 100m from a watercourse;</p> <p>and</p> <p><b>AO12.4</b> The site has frontage to and permanent all weather access from a public road.</p> <p>and</p> <p><b>AO12.5</b> On-farm processing facilities are setback a minimum of 500 metres from any sensitive land use or boundary of a vacant property.</p> <p>and</p> <p><b>AO12.6</b> Animal enclosures and waste storage areas:</p> <p>(a) have a constructed floor or base with a permeability of no more than 0.1mm per day; and (b) are bunded to prevent the release of wastes;</p> <p>and</p> <p><b>AO12.7</b> Heavy vehicle movements associated with the activity do not exceed 5 return movements per week.</p>
<b>Permanent plantation</b>
<p><b>AO13.1</b> Permanent plantations do not occur on agricultural land.</p>
<b>For development affected by one or more overlays</b>
<b>Agricultural Land</b>
<p><b>AO14.1</b> The proposal is not located on agricultural land identified on Overlay Map OM-01. or <b>AO14.2</b> The proposal is necessary for efficient agricultural production and processing on the site. or <b>AO14.3</b> The proposal provides an alternate productive rural activity that supports regionally significant agricultural industry.</p> <p>and</p> <p><b>AO14.4</b> Except for a dwelling directly associated with rural activities on the same site, sensitive land uses provide buffering to adjoining agricultural activities of:</p> <p>(a) 40m – where a vegetated buffer provides a screen of a minimum 50% porosity and achieves a mature height exceeding 1.5 times the height of the sensitive land use; or (b) 300m – in all other circumstances;</p> <p>and</p> <p><b>AO14.5</b> 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><b>AO14.6</b> Boundary fencing is maintained to the road boundary adjoining a stock route.</p>
<b>Biodiversity</b>
<p><b>AO15.1</b> Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204. or <b>AO15.2</b> 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 <b>AO15.3</b> 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</p>

**Table 5.10.2 For accepted development**

**Acceptable Outcomes**

Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists.

or

**AO15.4** Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented.

and

**AO15.5** 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

**AO15.6** Development adjacent to Protected Areas identified on Overlay Maps OM-0201 - OM-0204 is set back a minimum of 100m from the feature boundaries in the absence of any current 'Management Plans' for these areas.

and

**AO15.7** Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-0201 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation.

and

**AO15.8** A biosecurity plan is prepared and implemented to control the threat of species identified as invasive biosecurity matters.

**Bushfire Risk**

**AO16.1** Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;

or

**AO16.2** A written assessment by an experienced or qualified bushfire management consultant confirms that the site is not a Bushfire Prone Area as mapped on Overlay Maps OM-0301 - OM-0304;

or

**AO16.3** Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301 - OM-0304 as Medium Potential Bushfire Intensity Areas or Potential Impact Buffer Area complies with an approved Bushfire Management Plan incorporating:

- (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

**AO16.4** No hazardous materials, manufactured or stored in bulk, are on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.

and

**AO16.5** 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

**Table 5.10.2 For accepted development**

**Acceptable Outcomes**

- (b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m;
- and
- AO16.6** Where a reticulated water supply is not available, water supply tanks are provided for fire-fighting purposes within the development. The water tanks must:
  - (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
- AO16.7** The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.
- and
- AO16.8** A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet.
- and
- AO16.9** 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;
- and
- AO16.10** Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.

**Extractive and Mining Resources**

- AO17.1** 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
- AO17.2** Extraction or processing does not occur within the Key Resource Areas separation areas.
- and
- AO17.3** New residential, business and community activities are not located within the separation areas for the Key Resource Areas depicted on Overlay Map OM-09.
- and
- AO17.4** Sensitive land uses on lots which share a boundary with land identified as a mining tenement or designated Key Resource Areas are a minimum of 1000m from blasting-based extraction or 200m from mechanical extraction e.g. ripping.
- and
- AO17.5** Development does not increase the total number of lots within the separation areas for the Key Resource Areas depicted on Overlay Map OM-09.
- and
- AO17.6** Development does not increase the number of properties with access points to the Key Resource Areas transport route.
- or
- AO17.7** Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.

**Flood Risk**

- AO18.1** New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.
- or
- AO18.2** 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

**Table 5.10.2 For accepted development**

**Acceptable Outcomes**

**AO18.3** 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

**AO18.4** 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

**AO18.5** 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

**AO18.6** Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.

and

**AO18.7** 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

**AO18.8** Works associated with the proposed development do not:

- (a) involve
  - (i) a net increase in filling greater than 500m<sup>3</sup>; or
  - (ii) filling in excess of 1m vertical height; or
  - (iii) filling exceeding 250m in unbroken length; or
- (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or
- (c) change flood characteristics outside the site in ways that result in:
  - (i) loss of flood storage;
  - (ii) loss of/changes to flow paths;
  - (iii) acceleration or retardation of flows; and
  - (iv) any reduction in flood warning times.

and

**AO18.9** There is no manufacture or storage of hazardous or contaminating materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of a defined flood event, or the highest known flood event.

and

**AO18.10** 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;
- (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

**AO18.11** Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.

**Heritage**

**AO19.1** Works do not alter, remove or conceal significant features of the heritage place.

and

**AO19.2** Where part of a building is intended to be demolished or adapted for an adjusted need (i.e. to provide disabled access) the works are limited to the immediate area of need, use materials matching similar aspects of the original building and the remaining parts of the building are retained.

and

**AO19.3** Development is minor and necessary to maintain a significant use for the heritage place.

**Table 5.10.2 For accepted development**

<b>Acceptable Outcomes</b>
<p style="text-align: center;"><b>Historic Subdivisions</b></p> <p><b>AO20.1</b> The site is:</p> <ul style="list-style-type: none"><li>(a) connected to a reticulated town water supply; or</li><li>(b) provided with a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres;</li></ul> <p>and</p> <p><b>AO20.2</b> The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i>;</p> <p>and</p> <p><b>AO20.3</b> The site is within 5km distance by constructed road of a school if not on a current school bus route.</p> <p>and</p> <p><b>AO20.4</b> The site has direct access to a surveyed road constructed in accordance with the CMDG.</p> <p>and</p> <p><b>AO20.5</b> Stormwater is discharged to:</p> <ul style="list-style-type: none"><li>(a) a lawful point of discharge; or</li><li>(b) downstream properties, subject to the written consent of the affected landowners; or</li><li>(c) a natural drainage system;</li></ul> <p>and</p> <p><b>AO20.6</b> New buildings are confined to areas outside of overland flow paths and natural drainage features.</p> <p>Note: This does not apply to outbuildings and extensions to an existing house.</p>
<p style="text-align: center;"><b>Infrastructure</b></p> <p><b>Water treatment, wastewater treatment and waste disposal facilities</b></p> <p><b>AO21.1</b> Development does not result in an increase in the number of people on a site for a sensitive land use in the separation area associated with the solid waste management, sewerage and water treatment facilities as identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05.</p> <p>and</p> <p><b>Roads and railway</b></p> <p><b>AO21.2</b> Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05 incorporates a landscaped buffer along the frontage of the site:</p> <ul style="list-style-type: none"><li>(a) a minimum width of two metres to a State-controlled road or one metre to any other identified road;</li><li>(b) incorporating species with a minimum mature height of three metres;</li></ul> <p>and</p> <p><b>AO21.3</b> Sensitive land uses are:</p> <ul style="list-style-type: none"><li>(a) designed with outdoor living areas that are shielded from the emission source associated with the road;</li><li>(b) designed with emission-sensitive rooms furthest from the road corridor;</li><li>(c) constructed of materials that achieve the weighted sound reduction value;</li></ul> <p>Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.</p> <p>and</p> <p><b>AO21.4</b> Works not associated with the rail corridor provide a minimum separation of 20 metres from a rail corridor boundary or the Surat Basin Infrastructure Corridor identified on Infrastructure Overlay Maps OM-07B01 – OM-07B04.</p> <p>and</p> <p><b>Coal load-out facility and transport road</b></p> <p><b>AO21.5</b> Development for a sensitive land use is separated a minimum of 300 metres from any boundary adjacent to a Coal Train Load-Out Facility or Coal Transport Road identified on Overlay Map OM-07B01 or OM-07B03.</p> <p>and</p> <p><b>AO21.6</b> Access to the coal transport road is designed and constructed in accordance with the CMDG.</p> <p>and</p> <p><b>Oil and gas pipelines</b></p> <p><b>AO21.7</b> A minimum of 200 metres separates buildings and structures from the identified petroleum and natural gas pipeline infrastructure on Infrastructure Overlay Maps OM-07B01 – OM-07B02 if the development:</p>

**Table 5.10.2 For accepted development**

<b>Acceptable Outcomes</b>	
(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	
<b>Power station</b>	
<b>AO21.8</b> 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	
<b>Electricity</b>	
<b>For sites 5 hectares or larger</b>	
<b>AO21.9</b> 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	
<b>AO21.10</b> 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.	
<b>Water Resources</b>	
<b>AO22.1</b> 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	
<b>AO22.2</b> Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.	
or	
<b>AO22.3</b> Development does not involve the establishment or expansion of an on-site wastewater treatment facility.	
and	
<b>AO22.4</b> Development does not involve:	
(a) any increase in ground level impervious area; and	
(b) there is no discharge of potential water contaminants;	

**Table 5.10.3 For assessable development**

<b>Performance Outcomes</b>	
<b>General</b>	
<b>Built form</b>	
<b>PO1</b> Development maintains the rural character of the locality.	
and	
<b>PO2</b> Vegetation clearing is limited to the immediate development area, vehicle accesses and maintenance trails.	
<b>Amenity</b>	
<b>PO3</b> Light spill from the premises does not create a nuisance outside the site.	
and	
<b>PO4</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>PO5</b> The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.	
<b>Servicing</b>	
<b>PO6</b> Development has access to water supply, including fire-fighting, and approved wastewater disposal to a standard that meets the demonstrated demand of the proposed use.	
<b>Site suitability</b>	

**Table 5.10.3 For assessable development**

<b>Performance Outcomes</b>	
<b>PO7</b>	Development is not exposed to risk from natural hazard relating to landslide.
and	
<b>PO8</b>	Development of sites on the Contaminated Land Register or Environmental Management Register do not expose sensitive land uses to any health risks associated with the previous or current use of the land.
<b>Separation distances</b>	
<b>PO9</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;
and	
<b>PO10</b>	The siting of new sensitive uses protects the ongoing operation of special or extractive industries operating in the Rural or Special Industry Zones and any associated transport routes.
<b>Contamination</b>	
<b>PO11</b>	Development prevents the introduction to or departure from the site of species identified as invasive biosecurity matters.
and	
<b>PO12</b>	Areas where potentially contaminating substances are stored or used are covered and bunded.
and	
<b>PO13</b>	Provision is made for spills to be controlled on-site for removal and disposal by an approved means.
and	
<b>PO14</b>	Liquid or solid wastes are not discharged directly to land or waters.
<b>Specific uses</b>	
<b>Residential uses (other than a dwelling house)</b>	
<b>PO15</b>	Residential development has a direct connection with and does not compromise the operational integrity of the rural use of the land.
and	
<b>PO16</b>	Residential development retains the rural amenity and character of the area.
and	
<b>PO17</b>	Home-based businesses support the economic viability of existing lawful commercial and industrial uses in the Centre, Industry, Mixed Use and Township zones.
and	
<b>PO18</b>	Development for a rural dwelling does not create any additional traffic hazard potential or exacerbate any existing traffic hazard.
and	
<b>PO19</b>	Development for a rural dwelling establishes adequate residential privacy and amenity and maintains the rural character of the area.



**Table 5.10.3 For assessable development**

**Performance Outcomes**

**Extractive industry**

**PO20** Extractive industry operations:

- (a) do not increase the potential for landslip;
- (b) restrict vegetation clearing to the nominated extraction area;
- (c) are located outside natural drainage features, except where extracting sand or other riverine materials;
- (d) avoid impacts on groundwater recharge and discharge areas;
- (e) design internal movement areas to:
  - (i) avoid running parallel to waterways;
  - (ii) cross waterways by bridging at right angles;
  - (iii) drain tracks using erosion resistant table and cross drains;
  - (iv) incorporate dust-suppression techniques;
- (f) divert stormwater runoff away from disturbed areas and provide sediment basins and other runoff controls;
- (g) manage discharge from washing plants, maintenance and cleaning areas to allow holding and treatment prior to release to settlement ponds;
- (h) harvest water for re-use on-site;
- (i) dispose of sewage, oil, grease and solvents to an approved disposal system;

and

**PO21** Operation of the use has no negative visual or acoustic impact on existing sensitive land uses within 1km of the site.

and

**PO22** Blasting, crushing, screening and loading activities do not create a public safety risk or disturb the early morning, late evening or public holiday amenity of the locality.

and

**PO23** Extractive industries are designed, implemented and operated to promote the efficient extraction of economic resources in a responsible manner through an approved site-based management plan that includes, but is not limited to:

- (a) a description of the nature, location and extent of the resource, site access and proposed internal roads, stockpiling areas, water detention/treatment areas and the location of other services and infrastructure;
- (b) details of any proposed staging, geological and geotechnical information, the amount of material to be extracted (both total and annual tonnage), method of extraction and on-site processing and transportation method and frequency of trips;
- (c) amenity impacts and method of amelioration, including noise, hours of operation, lighting and landscaping;
- (d) processes for monitoring the environmental impacts on water quality objectives, management of waste water, overland flows and stormwater controls, vegetation clearing and weed management;
- (e) assessment of risks and hazards;
- (f) rehabilitation plans;

and

**PO24** The transportation of materials from the site utilises, or provides access to, a transport route that is constructed and maintained to a standard capable of carrying heavy vehicles.

and

**PO25** Site access provides a safe vehicle operating environment on the adjoining road.

and

**PO26** The design, operation and staging of the extractive industry incorporate a plan for the progressive rehabilitation of the site to provide for the optimal future land use and form following cessation of the extraction operations.

**Intensive animal industry**

**PO27** Intensive animal industries are located and designed:

- (a) to protect the amenity and environmental impacts on the surrounding area;
- (b) with effective separation of emissions generating activities from site boundaries, public roads, sensitive land uses, water courses, drainage lines, supply catchments, wells and bores and other natural features;



**Table 5.10.3 For assessable development**

**Performance Outcomes**

- (c) to achieve sustainable stocking rates that contribute to animal welfare and minimisation of land degradation and other impacts;
- (d) with effective bio-security and disease risk management practices;
- (e) allow for regular maintenance and cleaning;
- (f) maintain a sustainable portion of the land for other ongoing agricultural production and associated activities;

and

**PO28** Intensive animal industries are:

- (a) located on slopes that facilitate ventilation and environmental management;
- (b) free of weeds, pest animals, disease or significant land degradation;
- (c) supplied with a reliable, good quality water supply;
- (d) utilise, or provide access to, a transport route that is constructed and maintained to a standard capable of carrying heavy vehicles;
- (e) serviced by site access that provides a safe vehicle operating environment on the adjoining road;

and

**PO29** Intensive animal industries are located within areas of the site which are of the lowest agricultural quality.

and

**PO30** On farm processing facilities have no negative impact on existing sensitive land uses within 500m of the site.

and

**PO31** Following cessation of the intensive animal industry:

- (a) all disused buildings, enclosures and infrastructure are removed from the site;
- (b) all waste is removed from the land or recycled onsite;
- (c) effluent ponds are filled or rehabilitated to provide water quality of a standard that can support aquatic vertebrates and invertebrates;
- (d) contaminated soil is remediated or removed from the land;

**Renewable energy facility**

**PO32** The proposal demonstrates that the capacity of the electricity infrastructure network is sufficient to accommodate the design electricity output to be generated by the facility.

and

**PO33** The development is designed to include provision for the location of a battery storage component, either as part of the current proposal or in the future.

and

**PO34** Renewable energy facilities do not create a glare nuisance potential above the Low Potential for After-Image category for a sensitive land use or transport operations external to the site.

and

**PO35** Operations do not disturb the early morning or late evening amenity of the locality.

and

**PO36** Renewable energy facilities:

- (a) restrict vegetation clearing to the nominated operation area;
- (b) design internal movement areas to:
  - (i) avoid running parallel to waterways;
  - (ii) cross waterways by bridging at right angles;
  - (iii) drain tracks using erosion resistant table and cross drains;
  - (iv) incorporate dust-suppression techniques;
- (c) divert stormwater runoff away from disturbed areas;

and

**PO37** Following cessation of the renewable energy facility, all associated infrastructure is removed, the disturbed area of land is revegetated and the land is returned to agricultural use.

and

**PO38** Rehabilitation of the site does not result in any increase in waste being deposited at a Council landfill facility.

**Permanent plantations**

**PO39** Permanent plantations do not result in any loss of agricultural productivity.

**Table 5.10.3 For assessable development**

<b>Performance Outcomes</b>	
<b>For development affected by one or more overlays</b>	
<b>Agricultural Land</b>	
<b>PO40</b>	An agricultural sustainability report prepared by a qualified agronomist demonstrates that: <ul style="list-style-type: none"> <li>(a) the proposed development sustains or improves the productivity and viability of agricultural land identified on Overlay Map OM-01; and</li> <li>(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.</li> </ul>
	and
<b>PO41</b>	Development for non-agricultural purposes does not constrain agricultural land being used for production of broadacre or horticultural crops on land identified on Overlay Map OM-01.
	and
<b>PO42</b>	Uses and works that do not have a specific locational requirement to be situated on agricultural land do not cause adverse impacts on such areas.
	and
<b>PO43</b>	Development maintains the operational efficiency and ongoing integrity and function of stock routes.
<b>For reconfiguring a lot only</b>	
<b>PO44</b>	Lot reconfigurations maintain the opportunity for agricultural production on agricultural land.
	and
<b>PO45</b>	Subdivision: <ul style="list-style-type: none"> <li>(a) results in a more productive use and management of agricultural land for agricultural use;</li> <li>(b) does not lead to increased fragmentation of agricultural land;</li> <li>(c) does not increase the potential conflict between agricultural and non-agricultural land uses;</li> <li>(d) does not result in any loss of flexibility in the way landholdings are used for agricultural production</li> </ul>
	or
<b>PO46</b>	Boundary realignment: <ul style="list-style-type: none"> <li>(a) results in consolidation of agricultural land and maximisation of agricultural utility of the site</li> <li>(b) provides improved land management;</li> <li>(c) does not give rise to, or worsen, land use conflicts between agricultural and incompatible land uses</li> </ul>
<b>Biodiversity</b>	
<b>PO47</b>	Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.
	and
<b>PO48</b>	Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.
	and
<b>PO49</b>	Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.
	and
<b>PO50</b>	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
<b>PO51</b>	The development prevents the incursion or spread of species identified as invasive biosecurity matters.
<b>Bushfire Risk</b>	
<b>PO52</b>	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"> <li>(a) vegetation type;</li> <li>(b) slope;</li> </ul>

**Table 5.10.3 For assessable development**

<b>Performance Outcomes</b>	
(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	
<b>PO53</b>	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	
<b>PO54</b>	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.
and	
<b>PO55</b>	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	
<b>PO56</b>	Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.
<b>For reconfiguring a lot by subdivision only</b>	
<b>PO57</b>	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	
<b>PO58</b>	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	
<b>PO59</b>	Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.
<b>Extractive and Mining Resources</b>	
<b>PO60</b>	The long term availability of the extractive or mining resource for extraction or processing is maintained.
and	
<b>PO61</b>	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	
<b>PO62</b>	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	
<b>PO63</b>	Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials along identified transport routes.
and	
<b>PO64</b>	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.
<b>Flood Risk</b>	
<b>For development in the Muirs Road Precinct</b>	
<b>PO65</b>	Development only includes:
(a)	animal husbandry if for grazing on open pasture; or

**Table 5.10.3 For assessable development**

**Performance Outcomes**

- (b) cropping; or
- (c) permanent plantation;

and

**PO66** Building work or extensions to existing buildings are:

- (a) small scale; and
- (b) not for habitable use or occupation by people or animals;

Editor's Note: Buildings should not be used for storage of expensive equipment or livestock that would be subject to risk in the event of a flood.

**Elsewhere**

**PO67** Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.

and

**PO68** Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.

and

**PO69** Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties.

and

**PO70** Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.

and

**PO71** Essential community infrastructure in any area mapped on Overlay Maps OM-0401 - OM-0404 as Flood Hazard Area is able to function effectively during and immediately after flood.

and

**For reconfiguring a lot only**

**PO72** The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.

**Heritage**

**PO73** 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

**PO74** All alterations to a heritage place are documented by a suitably qualified person.

and

**PO75** New buildings or structures and extensions to new buildings and structures incorporate but do not replicate the valued architectural features of the heritage place.

and

**PO76** Demolition of significant components of a heritage place only occurs where options for the restoration of the existing building have been investigated and deemed to be impractical.

and

**PO77** 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;

and

**PO78** Works conserve the features and values that contribute to the significance of the heritage place and are visually unobtrusive in the setting of the heritage place.

and

**PO79** Development adjoining a heritage place is designed, sited and constructed so that the cultural heritage significance of the heritage place, including its context, setting, appearance and archaeology is not adversely affected.

**Table 5.10.3 For assessable development**

<b>Performance Outcomes</b>	
<b>Historic Subdivisions</b>	
<b>PO80</b>	A site in the Historic Subdivisions Overlay is not developed for a non-rural use where: (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm.
Note: This does not apply to outbuildings and extensions to an existing house.	
<b>Infrastructure</b>	
<b>Water treatment, wastewater treatment and waste disposal facilities</b>	
<b>PO81</b>	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	
<b>Roads and railway</b>	
<b>PO82</b>	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	
<b>PO83</b>	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	
<b>PO84</b>	Development provides protection for site users from unreasonable interference associated with rail operations noise.
and	
<b>PO85</b>	Development protects rail corridors from intrusion of incompatible land use by incorporating separation distances consistent with the intended use.
and	
<b>Coal load-out facility and haul route</b>	
<b>PO86</b>	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	
<b>Oil and gas pipelines</b>	
<b>PO87</b>	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	
<b>Power station</b>	
<b>PO88</b>	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	
<b>PO89</b>	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	
<b>Electricity</b>	
<b>PO90</b>	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	
<b>PO91</b>	Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.
<b>Water Resources</b>	
<b>PO92</b>	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.

**Table 5.10.3 For assessable development**

**Performance Outcomes**

and

**PO93** Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.

and

**PO94** Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.