

5.12 Township Zone

5.12.1 Categories of assessment

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

Table 5.12.1 Township Zone

Accepted development	
Agricultural supplies store if in an existing commercial building or involving only minor building work	
Child care centre If: <ul style="list-style-type: none"> ▪ in an existing commercial building or involving only minor building work; and ▪ not identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ not identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404 	
Club If in an existing commercial building or involving only minor building work	
Community care centre If: <ul style="list-style-type: none"> ▪ in an existing commercial building or involving only minor building work; and ▪ not identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ not identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404 	
Community use If in an existing commercial building or involving only minor building work	
Dwelling house If not: <ul style="list-style-type: none"> ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; or ▪ identified on the Historic Subdivisions Overlay Map OM-06; or ▪ involving a secondary dwelling <p>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</p>	
Food and drink outlet If in an existing commercial building or involving only minor building work	
Health care service If: <ul style="list-style-type: none"> ▪ in an existing commercial building or involving only minor building work; and ▪ not identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ not identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404 	
Market	
Office If: <ul style="list-style-type: none"> ▪ in an existing commercial building or involving only minor building work; and ▪ not identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ not identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404 	
Place of worship If in an existing building or involving only minor building work	
Service industry If in an existing building or involving only minor building work	
Shop If in an existing commercial building or involving only minor building work	
Utility installation If not a waste management facility or sewage treatment plant	
Accepted development subject to requirements	
Use	Requirements
Agricultural supplies store	Township Zone Code – Table 5.12.2

Table 5.12.1 Township Zone	
<p>If:</p> <ul style="list-style-type: none"> ▪ not accepted development; and ▪ 150m² or less gross floor area 	Development Design Code – Table 6.3.1
Caretaker's accommodation	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
<p>Child care centre</p> <p>If:</p> <ul style="list-style-type: none"> ▪ in an existing commercial building or involving only minor building work; and ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404 	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
<p>Community care centre</p> <p>If:</p> <ul style="list-style-type: none"> ▪ in an existing commercial building or involving only minor building work; and ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404 	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
<p>Dwelling house</p> <p>If not identified on the Historic Subdivisions Overlay Map OM-06 and involving a secondary dwelling; or</p> <p>If:</p> <ul style="list-style-type: none"> ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; <p>Note: This includes the parking of heavy vehicles which are necessary in the employment of residents.</p>	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
<p>Education establishment</p> <p>If in an existing building or involving only minor building work</p>	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
Emergency services	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
<p>Health care service</p> <p>If:</p> <ul style="list-style-type: none"> ▪ in an existing commercial building or involving only minor building work; and ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404 	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
Home-based business	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
<p>Low impact industry</p> <p>If in an existing commercial building or involving only minor building work</p>	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
<p>Office</p> <p>If:</p> <ul style="list-style-type: none"> ▪ not accepted development; and ▪ 150m² or less gross floor area 	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
<p>Service industry</p> <p>If:</p> <ul style="list-style-type: none"> ▪ not accepted development; and ▪ 150m² or less gross floor area 	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1

Table 5.12.1 Township Zone	
Shop If: <ul style="list-style-type: none"> ▪ not accepted development; and ▪ 150m² or less gross floor area 	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
Veterinary services If in an existing commercial building or involving only minor building work	Township Zone Code – Table 5.12.2 Development Design Code – Table 6.3.1
Assessable development	
Use	Requirements
Code assessment	
Agricultural supplies store If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Child care centre If not accepted development	Township Zone Code – Table 5.12.3 Child Care Centre Code – Table 6.2.2 Development Design Code – Table 6.3.2
Club If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Community care centre If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Community use If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Dual occupancy	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Education establishment If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Food and drink outlet If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Health care service If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Low impact industry If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Office If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Place of worship If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Residential care facility	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Retirement facility	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Service industry If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Service station	Township Zone Code – Table 5.12.3 Service Station Code – Table 6.2.3 Development Design Code – Table 6.3.2
Shop If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Substation	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Veterinary services If not accepted development	Township Zone Code – Table 5.12.3 Development Design Code – Table 6.3.2
Impact assessment	
Any defined use not listed in this table. Any undefined use.	The Planning Scheme

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

5.12.2 Township Zone Code

5.12.2.1 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.

5.12.2.2 Purpose

- (1) The purpose of the Township Zone is to provide for:
 - (a) small to medium-sized urban areas in a rural setting at Banana, Baralaba, Cracow, Dululu, Goovigen, Jambin, Thangool and Wowan; and
 - (b) a variety of uses and activities to service local residents, including business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
 - (c) tourist attractions and short-term accommodation, if appropriate for the area;
- (2) The purpose of the Code will be achieved through the following overall outcomes:
 - (a) a range of residential, retail, commercial, industrial and cultural uses is provided, with low density residential development the predominant land use;
 - (b) development provides a high level of amenity and protects and enhances the individual or historic character and compact settlement pattern of the townships;
 - (c) community facilities and infrastructure which directly supports the local community is facilitated;
 - (d) tourism development within the townships contributes to local economic development and the level of activity within the town;
 - (e) development maintains public health and safety and does not adversely affect the use of other premises;
 - (f) development has access to infrastructure and essential services of a standard normally expected in isolated communities;
 - (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;
 - (iii) bushfire or flood risk:
 - (A) the use and works support and do not unduly burden disaster management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;
 - (B) development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;
 - (C) works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;
 - (D) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
 - (E) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
 - (iv) 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;
- (v) historical subdivision:
 - (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;
- (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;

5.12.2.3 Requirements for accepted development or assessment benchmarks

Table 5.12.2 For accepted development
Acceptable Outcomes
General
Built form
<p>AO1.1 Maximum building height is 8.5m above ground level.</p> <p>and</p> <p>AO1.2 For residential uses, buildings are set back at least:</p> <ul style="list-style-type: none"> (a) 6m from the primary street frontage; (b) 3m from the secondary street frontage; (c) 3m or half the building height from a side boundary; (d) 6m from the rear boundary; <p>and</p> <p>AO1.3 For non-residential uses, buildings are set back at least:</p> <ul style="list-style-type: none"> (a) 6m from the primary street frontage where adjoining a residential use, or 0m otherwise; (b) 3m from the secondary street frontage where adjoining a residential use, or 0m otherwise; (c) 3m or half the building height from a side boundary where adjoining a residential use, or 0m otherwise; (d) 6m from the rear boundary; <p>and</p> <p>AO1.4 For residential uses, site cover does not exceed 50%.</p> <p>or</p> <p>AO1.5 For non-residential uses, site cover does not exceed 60%.</p>
Amenity
<p>AO2.1 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>AO2.2 All mechanical plant and equipment fitted to service the development incorporate acoustic attenuation and are fully screened from view at the property boundary.</p> <p>and</p> <p>AO2.3 Development achieves the applicable requirements of:</p> <ul style="list-style-type: none"> (a) the <i>Environmental Protection (Air) Policy 2019</i>; and (b) the <i>Environmental Protection (Noise) Policy 2019</i>; <p>and</p> <p>AO2.4 The main living areas of new dwellings are oriented away from adjoining or nearby industrial areas.</p>

Table 5.12.2 For accepted development

Acceptable Outcomes
and AO2.5 New residential development provides 1.5m of dense landscaping to a mature height of 5m to the common boundary where adjoining a non-residential site.
and AO2.6 An acoustic barrier of minimum height of 1.8m is located opposite any outdoor activities or building openings of an adjoining non-residential use.
Servicing
AO3.1 Stormwater discharge must be to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.
and AO3.2 Development has direct access to a sealed road.
Caretaker's accommodation
AO4.1 Only one caretaker's accommodation locates on each site.
and AO4.2 The gross floor area of the caretaker's accommodation does not exceed 150m ² .
and AO4.3 A caretaker's accommodation is not located at the front of the primary major use on the site.
and AO4.4 A separate entry from the non-residential use entry is provided for the caretaker's accommodation for the exclusive use of the residents.
and AO4.5 A caretaker's accommodation is provided with a private landscaped recreation area of at least 35m ² which is directly accessible from a habitable room.
and AO4.6 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.
Secondary dwelling
AO5.1 The minimum site area is 1,000m ² .
and AO5.2 The secondary dwelling has a maximum floor area of 60m ² .
and AO5.3 The maximum separation between the secondary dwelling and the existing dwelling is 10m.
and AO5.4 The design of the secondary dwelling uses materials and features that match the existing dwelling.
and AO5.5 The secondary dwelling uses the same property access as the principal dwelling.
Home-based business
AO6.1 Only one non-resident employee is on the premises at any one time.
and AO6.2 The maximum gross floor area used is 50m ² .
and AO6.3 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 AO6.4 Signs displayed on the premises do not exceed 1.0m ² in area.
and AO6.5 The use does not rely on delivery vehicles larger than a 2.5t rigid vehicle.
and AO6.6 The use operates between 8.00am and 6.00pm Monday to Saturday.
and

Table 5.12.2 For accepted development

Acceptable Outcomes
<p>AO6.7 The use operates for a maximum of 25 hours in any week. and AO6.8 A maximum of one parking space is provided in addition to the requirements of the principal dwelling. and AO6.9 The use utilises the same vehicle access as the existing dwelling.</p>
<p>Non-residential uses</p>
<p>AO7.1 There is no change to existing access arrangements, or reduction of existing on-site car parking spaces, vehicle manoeuvring capacity and service vehicle provision. and AO7.2 Building entrances are clearly visible from the street. and AO7.3 Commercial development incorporates an all-weather awning built to match any adjoining awning or where there is no adjoining awning, to a line 0.5m short of all carriageways with at least 3m vertical clearance. and AO7.4 Refuse storage areas are located behind the front building line. and AO7.5 The refuse storage area is provided in a building or other enclosed structure screened to a minimum height of 0.2m above the height of the refuse receptacles. and AO7.6 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided within a dedicated hose cock.</p>
<p>For development affected by one or more overlays</p>
<p>Agricultural Land</p>
<p>AO8.1 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 AO8.2 Boundary fencing is maintained to the road boundary adjoining a stock route.</p>
<p>Biodiversity</p>
<p>AO9.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-02 - OM-0204. or AO9.2 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 AO9.3 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 AO9.4 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 AO9.5 Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-02 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation.</p>
<p>Bushfire Risk</p>
<p>AO10.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area; or AO10.2 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</p>

Table 5.12.2 For accepted development

Acceptable Outcomes

AO10.3 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

AO10.4 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

AO10.5 New dwellings on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area are:

- (a) located centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that:
 - (i) is free of highly combustible vegetated areas; and
 - (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or
 - (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient
- (b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m;

and

AO10.6 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

AO10.7 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.

and

AO10.8 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

AO10.9 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

AO10.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.

Flood Risk

AO11.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.

or

Table 5.12.2 For accepted development

Acceptable Outcomes

AO11.2 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

AO11.3 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

AO11.4 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.

and

AO11.5 Signage is provided on site indicating at least one clear and direct pedestrian and vehicle evacuation route that remains passable during all floods up to and including the defined flood event.

and

AO11.6 Works associated with the proposed development do not:

- (a) involve a net increase in filling greater than 50m³; or
- (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or
- (c) change flood characteristics outside the site in ways that result in:
 - (i) loss of flood storage;
 - (ii) loss of/changes to flow paths;
 - (iii) acceleration or retardation of flows; or
 - (iv) any reduction in flood warning times.

and

AO11.7 There is no manufacture or storage of hazardous materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of a defined flood event, or the highest known flood event.

and

AO11.8 Works in urban areas do not involve:

- (a) any physical alteration to a watercourse or floodway including vegetation clearing;
- (b) a net increase in filling;

and

AO11.9 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.

Heritage

AO12.1 Works do not alter, remove or conceal significant features of the heritage place.

and

AO12.2 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

AO12.3 Development is minor and necessary to maintain a significant use for the heritage place.

Historic Subdivisions

AO13.1 The site is:

- (a) connected to a reticulated town water supply; or
- (b) provided with a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres;

and

AO13.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the *Queensland Plumbing and Wastewater Code*;

and

AO13.3 The site is within 5km distance by constructed road of a school if not on a current school bus route.

and

Table 5.12.2 For accepted development

Acceptable Outcomes

AO13.4 The site has direct access to a surveyed road constructed in accordance with the CMDG.
and

AO13.5 Stormwater is discharged to:

- (a) a lawful point of discharge; or
- (b) downstream properties, subject to the written consent of the affected landowners; or
- (c) a natural drainage system;

and

AO13.6 New buildings are confined to areas outside of overland flow paths and natural drainage features.

Note: This does not apply to outbuildings and extensions to an existing house.

Infrastructure

Water treatment, wastewater treatment and waste disposal facilities

AO14.1 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

AO14.2 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

AO14.3 Sensitive land uses are:

- (a) designed with outdoor living areas that are shielded from the emission source associated with the road;
- (b) designed with emission-sensitive rooms furthest from the road corridor;
- (c) constructed of materials that achieve the weighted sound reduction value;

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

and

Coal load-out facility and transport road

AO14.4 Development for a sensitive land use is separated a minimum of 300 metres from any boundary adjacent to a Coal Train Load-Out Facility or Coal Transport Road identified on Overlay Map OM-07B01 or OM-07B03.

and

AO14.5 Access to the coal transport road is designed and constructed in accordance with the CMDG.

and

Electricity

For sites 5 hectares or larger

AO14.6 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

AO14.7 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

AO15.1 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.

or

AO15.2 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.

and

Table 5.12.2 For accepted development

Acceptable Outcomes

AO15.3 Development does not involve:

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

Table 5.12.3 For assessable development

Performance Outcomes

General

Built form

PO1 The built form and siting of development maintains the established character of the commercial areas and the dispersed built form of each village in the Township Zone.

Servicing

PO2 Residential developments up to 10 residential units or commercial developments with a maximum gross floor area of 250m² allow for individual waste bins for each unit for kerbside collection.

or

PO3 For residential developments with 6 or more residential units or commercial developments greater than 250m² in gross floor areas, refuse storage areas are provided on-site for communal industrial-sized waste bins.

Contamination

PO4 Development for sensitive land uses does not occur on sites listed on the Contaminated Land Register or Environmental Management Register.

Specific uses

Dual occupancy

PO5 A dual occupancy is of a size that meets the essential accommodation needs of the residents.

and

PO6 Sufficient space is provided for on-site car parking to provide 1 covered car parking space for the residents and an additional car parking space for visitors with independent driveway access to its respective street frontage.

and

PO7 Each dwelling has its own exclusive outdoor living space available for private recreational and housekeeping needs.

Other residential uses (except a dwelling house)

PO8 Development protects the privacy of adjoining dwellings by:

- (a) providing screen fencing to the side and rear boundaries; and
- (b) ensuring windows located above ground level and overlooking an adjoining residence:
- (c) are fitted with fixed external privacy screens; or
- (d) incorporate translucent or opaque (i.e. non-transparent) glazing; or,
- (e) have sill heights that prevent direct viewing into adjoining properties;

and

PO9 Community residences, retirement facilities and residential care facilities are located close to health or community services.

and

PO10 Higher density residential development is located on sites of sufficient size to protect the amenity of adjoining premises and provide sufficient area for on-site car parking and manoeuvring, landscaping, open space and infrastructure.

and

PO11 Higher density residential development is not located on rear allotments.

and

PO12 For any dwelling located at the rear of the site where vehicle access is proposed from a rear laneway, pedestrian and servicing access to the primary road frontage is maintained.

PO13 Private and communal open space protects the amenity of occupants and provides functional landscaped areas for outdoor living and recreation.

For community residences and multiple dwellings

PO14 Individual units are provided with an exclusive private open space area that includes area for clothes drying oriented to the north, is directly accessible from internal living areas and is screened or fenced for privacy.

Table 5.12.3 For assessable development

Performance Outcomes
and PO15 Communal open space is exclusive of access, vehicle parking areas and clothes drying areas. or For all other higher density development PO16 Communal open space areas (both indoor and outdoor) are consolidated so that the majority of spaces are in a single location and accessible to all residents and users of the site.
Non-residential uses
Streetscape and activity
PO17 Development creates an attractive, interesting, safe, legible and active streetscape, reduces the prominence of vehicle activity, and provides a safe pedestrian environment. and PO18 Landscaping provides buffering and screening, shades activity areas and allows casual surveillance of the street. and PO19 Landscaped areas with species selected to suit the streetscape are provided adjacent to all road frontages (excluding crossover and pedestrian access). and PO20 Landscaping along the frontage of the site and any pedestrian area is limited to species with a maximum mature height of 0.5m and/or species with clear trunks to 1.5m in mature height. and PO21 Existing native vegetation that already contribute to these requirements are retained where their removal is not required to site the use.
Amenity
Where sharing a common boundary with a sensitive land use PO22 Landscaping and fencing along the full length of each common boundary protects the privacy and amenity of adjoining residences. and In all instances PO23 Outdoor activities associated with the use maintain the early morning and late evening amenity of the surrounding area. and PO24 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 PO25 Light spill from the premises does not create a nuisance outside the site. and PO26 The air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> are maintained for the ongoing operation of the use. and PO27 The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.
Contamination
PO28 Areas where potentially contaminating substances are stored or used are covered and bunded. and PO29 Provision is made for spills to be controlled on-site for removal and disposal by an approved means. and PO30 Liquid or solid wastes are not discharged directly to land or waters.
For development affected by one or more overlays
Agricultural Land
PO31 Development maintains the operational efficiency and ongoing integrity and function of stock routes.
Biodiversity
PO32 Development protects ecological linkages between potential habitat areas to facilitate unimpeded,

Table 5.12.3 For assessable development

Performance Outcomes

safe and effective movement of fauna.

Bushfire Risk

PO33 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

PO34 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

PO35 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.

and

PO36 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

PO37 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

PO38 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

PO39 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

PO40 Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.

Flood Risk

PO41 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

PO42 Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.

and

PO43 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

PO44 Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.

and

PO45 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

Table 5.12.3 For assessable development

Performance Outcomes	
PO46	The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.
Heritage	
PO47	Development of a heritage place conforms to a conservation management plan for the site prepared in accordance with <i>The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance</i> .
and	
PO48	All alterations to a heritage place are documented by a suitably qualified person.
and	
PO49	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	
PO50	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	
PO51	Reconfiguring a lot does not: <ul style="list-style-type: none">(a) reduce public access to the heritage place;(b) result in the heritage place being obscured from public view;(c) obscure or destroy the following elements relating to the heritage place:<ul style="list-style-type: none">(i) established pattern of subdivision;(ii) the landscape setting;(iii) the scale and consistency of the urban fabric;
and	
PO52	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	
PO53	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.
Historical Subdivisions	
PO54	A site in the Historic Subdivisions Overlay is not developed for a non-rural use where: <ul style="list-style-type: none">(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.	
Infrastructure	
Water treatment, wastewater treatment and waste disposal facilities	
PO55	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	
PO56	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	
PO57	Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 achieve a level of amenity consistent with the intended use.
and	
Coal load-out facility and haul route	
PO58	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	

Table 5.12.3 For assessable development

Performance Outcomes	
Electricity	
PO59	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	
PO60	Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.
Water Resources	
PO61	Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.

Part 6