



# Balonne Shire Council

## Planning Scheme



July 2006  
As Amended July 2014

## **Integrated Planning Act**

### **PLANNING SCHEME FOR BALONNE SHIRE COUNCIL AREA**

#### **Adoption**

The local government of Balonne adopted this planning scheme on 16th June, 2006.

#### **Commencement**

The Planning Scheme took effect on 3<sup>rd</sup> July 2006.

#### **State Planning Policies**


The Minister for Local Government and Planning has identified the following State Planning Policies as having been appropriately reflected in the planning scheme.

- 1) State Planning Policy 1/92 — Development and Conservation of Agricultural Land; and
- 2) State Planning Policy 1/02 — Development in the Vicinity of Certain Airports and Aviation Facilities.
- 3) State Planning Policy 1/03 — Mitigating the Adverse Impacts of Flood, Bushfire and Landslide, except for Flood assessment provisions.
- 4) State Planning Policy (July 2014) – specifically the natural hazards, risk and resilience State interest for flood

Approval to adopt this planning scheme is conditional upon the continued operation and effect of:

1. the Integrated Development Assessment System triggers for Department of Main Roads matters.
- 2.

This is to certify that this is a true and correct copy to the Balonne Shire Planning Scheme adopted on 16th June, 2006 and commenced on 3rd July, 2006.



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Allan Young

16/06/ 2006.

**CHIEF EXECUTIVE OFFICER**

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## 1.0 PART 1 – INTRODUCTION

### *Division 1– Relationship to Integrated Planning Act 1997*

#### 1.1 Purpose of Planning Scheme

In accordance with the Integrated Planning Act 1997 (IPA), the local government for the Shire of Balonne has prepared this planning scheme as a framework for managing development in a way that advances the purpose of the IPA<sup>1</sup> by: –

- (a) Identifying assessable and self-assessable development; and
- (b) Identifying outcomes sought to be achieved in the local government area as the context for assessing development.

#### 1.2 Planning Scheme Functions as Part of IDAS

The planning scheme functions as part of IDAS<sup>2</sup> and must be read together with the IPA.

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<sup>1</sup> Under IPA, section 1.2.1, the purpose of the IPA is to seek to achieve ecological sustainability by (a) coordinating and integrating planning at the local, regional and State levels; (b) managing the process by which development occurs; and (c) managing the effects of development on the environment (including managing the use of premises).

<sup>2</sup> IDAS – Integrated development assessment system – is the system detailed in Chapter 3 of the IPA for integrating State and Local government assessment processes for development.

## Division 2—Strategic Framework

### 1.3 Preliminary

- (1) This division reflects the desired environmental outcomes and summarises the approach taken by the planning scheme to achieve the desired environmental outcomes.
- (2) This division does not have a role in development assessment under the planning scheme.

### 1.4 Strategic Framework

The summary of the effects of parts 4, 5 and 6 of the planning scheme is as follows:

- (1) Residential uses, businesses, industries and community recreation uses are:
  - (a) primarily located in or adjoining the established areas of St George and Dirranbandi and to some extent the villages of Bollon, Mungindi, Hebel and Thallon;
  - (b) only located away from established areas if they cannot be practically located in the towns due to their nature, scale, effects or necessary relationship to other activities, natural features or infrastructure;
- (2) The towns of St George and Dirranbandi are the main business and community centres in the local government area;
- (3) Residential uses have:
  - (a) houses on separate allotments;
  - (b) lot sizes within the established residential and village precincts will be a minimum of 800m<sup>2</sup> and a minimum of 4000m<sup>2</sup> in the rural residential precinct; and
  - (c) A minimum lot size of 2 hectares outside of rural residential precinct is required to establish a dwelling.
- (4) Rural industries, timber production and extractive uses are located within the rural area to take advantage of the economic potential of the area's natural resources.
- (5) All new uses and works are to be located, designed and managed in ways that maximise the efficiency of the town infrastructure, and compatibility with other uses, works, cultural heritage features and natural or cultural resources.
- (6) Building and other works meet basic standards for health, safety and amenity.
- (7) Uses not requiring good quality agricultural land to support economic activity are located away from such land unless a site has particular features that make it desirable for the use and those features are not available on other land.
- (8) Tourist facilities are located where necessary to take advantage of the economic potential of the local government area.
- (9) Future urban use in the area of St George affected by the 1% Annual Exceedance Probability (AEP) flood event is primarily limited to houses and ancillary outbuildings on existing allotments with future residential development encouraged in the appropriately zoned areas in the north of town outside areas subject to the 1% AEP flood event. Urban land use in other towns affected by flood (including Bollon and the outskirts of Dirranbandi, Thallon and Mungindi) responds to and is compatible with the nature of the 1% AEP flood event to which these areas are subject.

### **1.5 Zoning & Regulatory Maps**

Maps in the appendices (P1 -P7 and R1 -R8) represent the broad settlement pattern intended for the local government area.

The Open Space and Recreation and Rural Residential precincts are not an urban use for the purpose Vegetation Management exemptions under Schedule 8 of the Integrated Planning Act.

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## Division 3 – Planning Scheme Structural Elements

### 1.6 Local government area divided into two zones

- (1) The planning scheme divides the local government area into two zones that cover the entire local government area –
  - (a) The Town Zone identified on Planning Scheme Maps P2 to P7
  - (b) The Rural Zone identified on Planning Scheme Map P1
- (2) The Town Zone incorporates preferred use areas shown as precincts on Planning Scheme Maps P2 to P7
  - (a) Town Zone
    - Residential Precinct;
    - Limited Residential Precinct;
    - Resilient Residential Precinct;
    - Commercial Precinct;
    - Industrial Precinct;
    - Village Precinct; and
    - Open Space and Recreation Precinct.
  - (b) Rural Zone
    - Rural Residential Precinct;

### 1.7 Roads and watercourses

- (1) If a road or watercourse in the local government area is now shown as being covered by a zone on the zoning maps, the following applies:
  - (a) If the road or watercourse is adjoined on both sides by land in the same zone – the road or watercourse has the same zoning as the adjoining land;
  - (b) If the road or watercourse is adjoined on one side by land in a zone and adjoined on the other side by land in another zone – the road or watercourse has the same zoning as the adjoining land and the centreline of the road or watercourse is the boundary between the two zones;
  - (c) If the road or watercourse is adjoined on one side only by land in a zone – the entire road or watercourse has the same zoning as the adjoining zoned land;
- (2) If a road in the Town is now shown as being covered by a preferred use area on the zoning maps, subsection (1) applies as if the preferred use area were a zone;

- (3) To remove any doubt, it is declared that subsections (1) and (2) also apply to a closed road if the road is closed after the commencement of the planning scheme.



### 1.8 Determining if development is assessable or self assessable under planning scheme

(1) Assessment tables for the zones identify development that is assessable, self assessable or exempt under the planning scheme as follows:-

- (a) Part 4–Division 2 - Tables 1 and 2
- (b) Part 4–Division 3–Tables 1 and 2

(2) The assessment tables also identify assessment development under the planning scheme that is code assessable or impact assessable;

### 1.9 Types and names of codes

(1) There are codes for:-

- (a) Each zone;
- (b) Overlays; and
- (c) Development for a specific use or of a stated type.

(2) The codes are the following:

- (i) Zone:
  - (a) Town Zone Code; and
  - (b) Rural Zone Code
- (ii) Overlay:
  - (a) Flood Hazard Overlay Code
- (iii) Stated Type:
  - (a) Advertising Devices Code;
  - (b) Filling and Excavation Code;
  - (c) Reconfiguring a Lot Code

### 1.10 Codes applicable to ongoing use

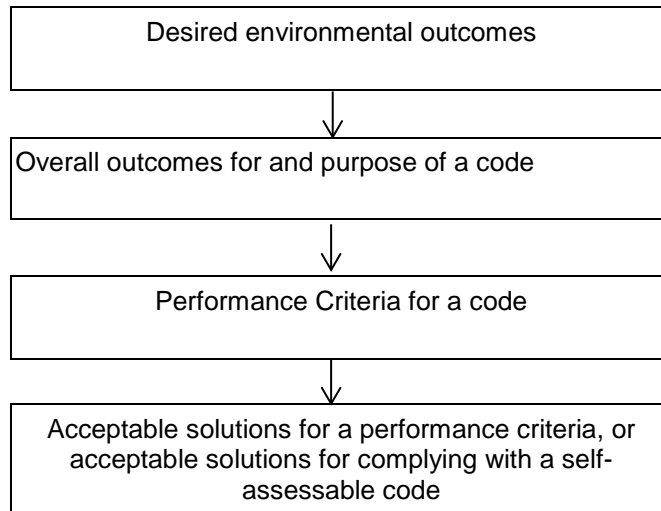
A code that is applicable to material change of use is also applicable to the ongoing use that results from that change<sup>3</sup>.

### 1.11 Planning scheme seeks to achieve outcomes

The planning scheme seeks to achieve outcomes that are identified according to the following levels:

- (a) Desired environmental outcomes;
- (b) Overall outcomes for and purpose of a code;
- (c) Performance Criteria for a code;
- (d) Acceptable Solutions for a Performance Criteria, or acceptable solutions for complying with a self-assessable code.

<sup>3</sup> IPA section 2.1.23(3) (Local planning instruments have force of law) relates with respect to regulating use of premises, and also IPA, section 4.3.4, compliance with identified code for use of premises) with respect to an offence under the act.



## 1.12 Assessment Provisions

- (1) Exempt Development
  - (a) The following is exempt development within the local government area of Balonne:
    - (i) Development that is made exempt pursuant to Schedule 9 of IPA<sup>3</sup>;
    - (ii) Land designated for community infrastructure –exempt development pursuant to IPA;
    - (iii) Development involving the supply of road transport infrastructure in existing roads;<sup>4</sup>
    - (iv) Development involving Railway activities in existing rail corridors;
    - (v) Development involving water cycle management infrastructure, including infrastructure for water supply, sewerage, collecting water, treating water, stream managing, disposing of waters and flood mitigation, but excluding water supply and sewerage treatment plants;
    - (vi) Development involving the reticulation and distribution of electricity in: existing electricity easements, existing electricity corridors, or roads;
    - (vii) Development involving the reticulation and distribution of gas in existing gas easements, existing gas corridors or roads;

<sup>3</sup> Schedule 9 of IPA lists exempt development that may not be made assessable or self assessable development under the planning scheme. For further clarification, the following is exempt for the purpose of the planning scheme and is in accordance with Table 4 of Schedule 9 of the Act.;

- Operational work (including maintenance and repair work) carried out by or on behalf of a public sector entity authorised under State Law (eg Council or the Department of Main Roads) to carry out work; and

- Operational work that is ancillary works and encroachments that are carried out in accordance with requirements specified by gazette notice by the Chief Executive under the Transport Infrastructure Act 1994 (including the excavating and borrowing of material necessary for road making, maintenance and repair) or done as required by a contract entered into with the Chief Executive under the Transport Infrastructure Act Section 47.

<sup>4</sup>For the purpose of section 1.4(2) existing means – lawfully existing at Commencement or lawfully established after Commencement.

- (viii) Development involving the reticulation and distribution of telecommunications, where collocated with existing mobile telecommunications facilities;
- (ix) Development for the purpose of a park;
- (x) Building work being demolition; and
- (xi) Operational work other than excavation and filling.

## **(2) Self Assessable Development**

(a) The following development is self assessable development within the local government area of Balonne:

- (i) development identified as self assessable in Schedule 8 (Part 2) of IPA<sup>5</sup>;
- (ii) development identified as self assessable in the table of assessment for each Zone.

(b) Where development is identified as self assessable it:

- (i) does not require a development application; and
- (ii) must comply with applicable code provisions whilst the development, including the use component thereof continues.

(c) For self assessable development<sup>6</sup>:

- (i) the relevant assessment criteria is the applicable code;
- (ii) where no solution is specified within the applicable code that performance criteria is not relevant to self assessable development.
- (iii) compliance with the code is achieved only where all applicable acceptable solutions have been met: and
- (iv) non compliance with any applicable solution will result in the need for a code assessment development application.

## **(3) Code Assessable Development**

(a) Development identified as code assessable in the table of assessment for each Zone is subject to code assessment.

(b) Where development is identified as code assessment it:

- (i) requires a development application to be lodged with the Assessment Manager; and
- (ii) a development permit before development can start; and
- (iii) is assessed against applicable codes.

<sup>5</sup> Schedule 8, part 2 of IPA lists development that is self assessable development that cannot be made assessable development by a planning scheme.

<sup>6</sup> Compliance with the applicable acceptable solution for self assessable development does not remove the need to obtain other development approvals such as a development permit authorising Building Work assessed against the Building Act 1975 and other statutory, licensing or Local law requirements.

(c) For code assessment:

- (i) the code is the purpose, performance criteria and the acceptable solutions; and
- (ii) acceptable solutions are probable solutions and are one way of achieving compliance with the performance criteria.

Each of the planning scheme codes contains the following elements:

- The purpose of the code which states what the codes is seeking to achieve;
- The application of the code identifies the specific circumstances in which that code applies and identification of the forms of development to which the code will apply and the extent to which it will apply;
- Tables setting out the performance criteria which development must fulfil in order to meet the code's purpose, together with acceptable solutions that are one means of achieving the performance criteria.

#### **(4) Impact Assessable Development**

(a) Development identified as impact assessable in the table of assessment for each Zone is subject to impact assessment.

(b) Where development is identified as impact assessable it:

- (i) requires a development application to be lodged with the Assessment Manager; and
- (ii) requires public notification of the development application; and
- (iii) requires a development permit before development can start; and
- (iv) is assessed against the whole Scheme, including relevant codes<sup>7</sup>.

#### **(5) Acceptable solutions for code assessable development**

An acceptable solution for a performance criteria provides a guide for achieving that criteria in whole or in part, and does not limit the assessment manager's discretion under the IPA<sup>8</sup> to impose conditions on a development approval.

<sup>7</sup> For impact assessment development, applicable codes are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

<sup>8</sup> IPA chapter 3 (Integrated Development Assessment System (IDAS), part 5, (Decision Stage), division 6 (Conditions).

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## 2.0 PART 2 - INTERPRETATION

### 2.1 Definitions – the Dictionary

- (a) The Dictionary in schedule 1 defines particular words used in this planning scheme.

### 2.2 Terms defined in the IPA

Terms defined in the IPA have the same meaning as in the IPA.

### 2.3 Explanatory Notes assist Interpretation of the planning scheme

The Balonne Shire Town Planning Scheme Explanatory Notes<sup>9</sup> are declared to be extrinsic material under the *Statutory Instrument Act 1992*, section 15 that assist interpretation of provisions of this planning scheme<sup>10</sup>

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<sup>9</sup> The Explanatory Notes are in two parts. Part 1 provides supporting information for the local government area and how the planning scheme responds and Part 2 provides an explanation of the planning scheme provisions by way of a user's guide.

<sup>10</sup> The Statutory Instruments Act 1992 allows a statutory instrument (such as a planning scheme) to identify material (in this case the Balonne Shire Planning Scheme Explanatory Notes) that may be used to assist in the interpretation of provisions in the instrument.

## 3.0 PART 3–DESIRED ENVIRONMENTAL OUTCOMES

### 3.1 Desired Environmental Outcomes

- (1) The desired environmental outcomes are based on ecological sustainability established by the IPA and is the basis for the measures of the planning scheme.
- (2) Each desired environmental outcome is sought to be achieved to the extent practicable having regard to each of the desired environmental outcomes.
- (3) The desired environmental outcomes for the Balonne Shire area are as follows:
  - (a) Environment
    - i. The areas of high scenic amenity, remnant vegetation, wetlands, fauna habitats and wildlife corridors and regionally significant open space in the Shire are protected.
    - ii. Places, areas or sites identified as being susceptible to land degradation, including contamination, erosion, salinity and landslip, are protected and further degradation is minimised.
    - iii. Ecological sustainability is achieved by maintaining and improving biodiversity, water and air quality.
    - iv. Places of historical and indigenous cultural heritage and social significance are protected, maintained and enhanced.
  - (b) Economic
    - i. Good Quality Agricultural Land is protected as a major economic resource for the region.
    - ii. Industry, business and employment opportunities are improved and appropriately located to service the community and region, and encourage economic activity within the local area.
    - iii. Rural business opportunities are improved to protect and value-add to the existing rural based economy.
  - (c) Community Well-Being & Lifestyle
    - i. A convenient access to roads and services is achieved through well located land uses and the efficient use and timely provision of infrastructure such as water, sewerage and roads, walkways and cycling facilities.
    - ii. Infrastructure networks such as road and rail, water cycle and electricity infrastructure are protected from encroachment by sensitive land uses which may adversely affect or limit the normal operation of that infrastructure.
    - iii. Rural residential and urban residential development occurs in distinct localities that provide a sense of community, amenity, services, and a safe, affordable living environment, whilst maintaining the rural amenity of the Town Zone.



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- iv. The role and identity of St George and Dirranbandi townships as the main business and community centres of the shire is consolidated;
  - v. Due recognition of the villages of Mungindi, Bollon, Hebel and Thallon as important centres for the support of the surrounding rural communities and rural enterprises;
  - vi. Development for urban purposes avoids areas where risks to life and property from natural hazards are unacceptable, while development in other areas subject to natural hazard is compatible with, and responsive to, the known risk of the natural hazard (including bushfire and flooding) affecting the site.
  - vii. The range of housing types, services and facilities meets the needs of the community and other uses.

## 4.0 PART 4 – ZONES

### *Division 1– Assessment Tables for Each Zone*

#### 4.1 Assessment categories for Each Zone

The assessment categories<sup>11</sup> are identified for development in each zone in column 2 of Tables 1 and 2 as follows:

- (a) Table 1 and 3 – “Making a Material Change of Use”<sup>12</sup>, for a defined use or another use in a defined use class, listed in column 1;
- (b) Table 2 and 4– “Other Development”<sup>13</sup> listed in column 1 including:
  - (i) Carrying out building work not associated with a Material Change of Use;
  - (ii) Placing an advertising device on premises not associated with a Material Change of Use;
  - (iii) Reconfiguring a lot;
  - (iv) Carrying out operational work for reconfiguring a lot;
  - (v) Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use.

#### 4.2 Relevant assessment criteria for self-assessable development and assessable development in the Zones

- (1) The relevant assessment criteria in the zones are referred to in column 3 of Tables 1 and 2.
- (2) For self assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

<sup>11</sup> Information about assessment categories is provided in the Balonne Shire Planning Scheme Users Guide.

<sup>12</sup> Works associated with an application for a material change of use maybe assessed together with the material change of use. Also see Balonne Shire Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

<sup>13</sup> See Balonne Shire Scheme Explanatory Notes (Part 2) giving examples that explain the type of development involved in indifferent proposals.

## Division 2–Assessment Tables for the Town Zone

### TOWN ZONE ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA ONLY FOR MAKING A MATERIAL CHANGE OF USE

TABLE 1

Column 1 Defined use or use class <sup>14</sup>	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development is self assessable or requires code assessment.
<b>EXEMPT USES FOR THE TOWN ZONE</b>		
Exempt uses are listed in Part 1, Division 3, 1.12 (1) of this scheme.		
<b>SELF ASSESSABLE AND ASSESSABLE DEVELOPMENT FOR THE TOWN ZONE</b>		
Caretakers Residence	Code Assessable in the Industrial and Commercial Precinct	Town Zone Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Commercial Premises	Code Assessable in the Commercial Precinct	Town Zone Code Advertising Devices Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Community Use	Code Assessable in all Precincts except Limited Residential Precinct  Impact Assessable in Limited Residential Precinct	Town Zone Code Advertising Devices Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Dwelling House	Self Assessable in the Residential Precinct, Village Precinct, Limited Residential Precinct and Resilient Residential Precinct	Town Zone Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Home Based Business	Self Assessable in Residential Precinct, Limited Residential Precinct and Resilient Residential Precinct.	Town Zone Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Host Home Accommodation (Bed & Breakfast)	Self Assessable in Residential Precinct, Limited Residential Precinct and Resilient Residential Precinct.	Town Zone Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Industry	Code Assessable in Industrial Precinct	Town Zone Code Advertising Devices Code. Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8

Shop	Impact Assessable in the Residential Precinct, Limited Residential Precinct, Resilient Residential Precinct and Village Precinct  Code Assessable in all other Precincts	Town Zone Code Advertising devices code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Telecommunication Facility	Code Assessable in all Precincts	Town Zone Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
<b>ALL OTHER USES</b>		
All except use for a road	Impact Assessable	

<sup>14</sup> See Schedule 1 - Dictionary

**ASSESSMENT CATEGORIES AND APPLICABLE CODES  
ONLY FOR OTHER DEVELOPMENT**

**TABLE 2**

<b>Column 1 Type of Development</b>	<b>Column 2 Assessment Category</b>	<b>Column 3 Applicable Code</b>
Carrying out building work not associated with a material change of use <sup>15</sup>	Self Assessable <sup>16</sup> – if undertaking building works associated with existing buildings on the site	Town Zone Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Placing an advertising sign or Hoarding on premises not associated with a material change of use	Self Assessable if an advertising sign otherwise,  Code Assessable	Advertising Devices Code
Reconfiguring a lot <sup>17</sup>	Code Assessable	Town Zone Code Reconfiguring a Lot Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Carrying out operational work for reconfiguring a lot	Code Assessable if the reconfiguring is assessable development	Filling and Excavation Code Reconfiguring a Lot Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	Code assessable in Limited Residential Precinct where a net increase in fill on site, otherwise exempt  In all other Precincts, Exempt where the extent of cut does not exceed 100 m <sup>3</sup> or extent of fill does not exceed 500 m <sup>3</sup> ; or	If Code Assessable – Filling and Excavation Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
<b>ALL OTHER USES</b>		
Other	Exempt	

<sup>15</sup> See Balonne Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

<sup>16</sup> This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

<sup>17</sup> Under IPA, (schedule 8, part 3) reconfiguring a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

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**Overall Outcomes for the Town Zone Code**

- (1) The overall outcomes are the purpose of the Town Zone Code.
- (2) The code seeks to ensure that development within the Town Zone:
  - (a) is focused in St George and Dirranbandi so as to support a range of business, industrial, tourist, community and recreational activities;
  - (b) protects the rural and heritage character and amenity of the locality;
  - (c) provides safe and convenient access for pedestrians and cyclists;
  - (d) has no adverse impact on Good Quality Agricultural Land;
  - (e) occurs in areas where it is most cost effective to supply physical infrastructure, such as water, sewerage, roads and electricity;
  - (f) is located, designed and operated in a manner that protects and enhances commercial scale, intensity, form and character;
  - (g) maintains the environment, including the soil, air and water compatible with healthy natural systems and public health and safety;
  - (h) does not prejudice or impact adversely on other uses including those within other zones;
  - (i) has an appropriately designed access to the road network, and traffic generated by the development does not impact adversely on the local road network, or the state-controlled road network.
  - (j) protects areas and sites of conservation importance, including cultural and high landscape values;
  - (k) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure, including social infrastructure;
  - (l) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the use; and
  - (m) does not impact adversely on infrastructure.
- (3) The code also seek to ensure that development within the Limited Residential precinct:
  - (a) where for an urban purpose is limited to flood resilient dwelling houses (including associated outbuildings and structures) and works associated with this use;
  - (b) where for a non-urban purpose, is of a low intensity and scale and is reflective and responsive to the flooding constraints of the land; and
  - (c) does not create any new lots and amalgamation of existing lots is encouraged to facilitate non-urban use.



- (4) The code also seek to ensure that development within the Resilient Residential precinct:
- (a) maintains a focus on flood resilience notwithstanding the protective function of the St George Levee by ensuring land use within the Precinct does not place additional vulnerable persons at risk and built form reflects the previous flood-prone nature of the land.

*Note: While the Resilient Residential Precinct is now protected by a flood mitigation levee, residents and land owners within the Precinct should be aware that residual flood risk through levee overtopping or failure remains and to ensure that new buildings and structures developed on the land reflect the previous flood-prone nature of the land through raised habitable floor heights and other measures. The Flood Hazard Overlay Code in Section 6 (while not applicable to the Resilient Residential Precinct) may be used as a reference to guide flood resilient development in this Precinct..*

## Town Zone Code

The Town Zone Code includes the Towns of St George and Dirranbandi and the villages of Hebel, Thallon, Mungindi and Bollon. The extent of the town zone is identified on Planning Scheme Maps P2 to P7.

Performance Criteria	Acceptable Solution
<b>A. For all of the Town Zone</b>	
<b>1. Infrastructure</b> <b>PC 1 Electricity</b> Premises are provided with a supply of electricity adequate for the activity.	<b>AS 1.1</b> Premises have a reticulated supply of electricity.
<b>PC 2 Water Supply</b> Premises are provided with an adequate volume and supply of water for the activity.	<b>AS 2.1</b> Premises <sup>18</sup> are connected to Council's reticulated water system and have a rain water tank connected to the premises with a minimum capacity of 22 500 litres; and  <b>AS 2.2</b> An approved water allocation as provided by the relevant agency and have a rain water tank connected to the premises with a minimum capacity of 45 000 litres.
<b>PC 3 Effluent Disposal</b> To ensure that public health and environmental values are preserved, all premises provide for the treatment and disposal of effluent and other waste water.	<b>AS 3.1</b> The premises are connected to the Council's reticulated sewerage system by the applicant; or  <b>AS 3.2</b> Premises have on - site effluent disposal systems designed and constructed by the applicant in accordance with Schedule 5: "Standards for Sewerage Supply"
<b>PC 4 Stormwater/Inter-Allotment Drainage</b> Stormwater is collected and discharged so as to: <ul style="list-style-type: none"> <li>(a) protect the stability of buildings or the use adjacent land;</li> <li>(b) prevent the waterlogging of nearby land;</li> <li>(c) protect and maintain environmental values; and</li> <li>(d) to ensure that safety and efficiency of state-controlled roads is not compromised.</li> </ul>	<b>AS 4.1</b> Stormwater/inter-allotment drainage is collected and discharged in accordance with Schedule 6: "Standards for Stormwater Drainage".
<b>PC 5 Vehicle Access</b> Vehicle access is provided to a standard appropriate for the use and provided by the applicant.	<b>AS 5.1</b> Access roads are to be sealed and connect into the existing road network. Access is to be designed and constructed in accordance with Schedule 2: "Standards for Roads, Car parking, Access and Access and Manoeuvring Areas".
<b>PC 6 Density</b> The density of residential activities does not impact adversely on the residential amenity of the town.	<b>For Dwelling House:</b> <b>AS 6.1</b> No more than 1(one) dwelling house per lot.

<sup>18</sup> Where Premises are a new Class 1 Building as defined under the BCA, connection of Rain water tank must be for internal use and must comply with Queensland Development Code, Part 25, Rain Water Tanks.

Performance Criteria	Acceptable Solution
<p><b>PC 7 Parking and Manoeuvring</b> Vehicle parking and service vehicle provision is adequate for the use whilst ensuring both safe and functional operation for motorists and pedestrians.</p>	<p><b>AS 7.1</b> All uses provide vehicle parking in accordance with Schedule 2: “Standards for Roads, Car Parking, Access and Manoeuvring Areas”.</p> <p><b>AS 7.2</b> All service vehicle manoeuvring is in accordance with Schedule 2: “Standards for Roads, Car Parking, Access and Manoeuvring Areas”.</p>
<p><b>PC 8 Roads</b> All weather road access is provided between the premises and the existing road network and must be provided by the applicant..</p>	<p><b>AS 8.1</b> Roads are designed and constructed in accordance with Schedule 2: “Standards for Roads, Car Parking, Access and Manoeuvring Areas”.</p>
<p><b>PC 9 State Controlled Roads</b> State Controlled Roads are maintained and enhanced as a link between major</p>	<p><b>AS 9.1</b> No direct access to State Controlled Roads is permitted except at designated intersections as identified on Map R1 –State</p>
<p><b>PC 10 Development Adjacent to State Controlled Roads</b> Development adjacent to State Controlled Roads is located to ensure safe and efficient use of the highway and maintain the integrity of the highway as a commuter link.</p>	<p><b>AS 10.1</b> No development is established within a 100 metre buffer either side of the Carnarvon, Balonne, Barwon and Moonie Highways and other State Controlled Roads as identified in Map R1 –State Controlled Roads.</p>
<p><b>PC 11 Noise Sensitive Development</b> Noise sensitive developments (residential, educational and community) must ensure that road traffic noise levels are appropriately managed to achieve acceptable levels of amenity.</p>	<p><b>AS 11.1</b> No solution specified.</p>
<p><b>PC 12 Development in the Vicinity of Aerodrome</b> Development</p> <ul style="list-style-type: none"> <li>(a) does not adversely affect the operation of the aerodrome;</li> <li>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</li> </ul>	<p><b>AS 12.1</b> Buildings and structures within 100 metres of the boundary of an aerodrome are less than 7.5 metres in height at any point above natural ground level.</p>
<p><b>PC 13 Aerodrome Safety and Obstruction</b> The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the aerodrome by way of:</p> <ul style="list-style-type: none"> <li>(a) the physical intrusion of buildings or other structures into the Obstacle Limitation Surface;</li> <li>(b) attracting birds or bats to the area which could cause or contribute to bird strike hazard;</li> <li>(c) providing very bright lighting or lighting similar to aerodrome lighting which can</li> </ul>	<p><b>AS 13.1</b> No solution specified.</p>

<sup>19</sup> One way an applicant can demonstrate compliance is to prepare a report in accordance with Planning Guidelines: Planning for Aerodromes and other Aeronautical Facilities and Australian Standards AS2021, 1993. Map R6: Obstacle Limitation Surface should also be referred to.

Performance Criteria	Acceptable Solution
<p>communication facilities;</p> <p>(e) emissions that may affect pilot visibility or aircraft operations; or</p> <p>(f) transient intrusions into the aerodromes operational space.<sup>19</sup></p>	
<p><b>PC 14 Gas and Oil Pipelines</b> Buildings are located at an appropriate distance from pipelines to ensure community safety and operation of the use is not compromised.</p>	<p><b>AS 14.1</b> No habitable structure is constructed within the buffer established 200 metres either side off the gas and oil pipeline corridors as identified in Planning Scheme Map P1</p>
<p><b>PC 15 Refuse Tips and Effluent Treatment Plants</b> Premises are located at an appropriate distance from refuse tips and effluent treatment plants to ensure community safety and operation of the uses are not compromised.</p>	<p><b>AS 15.1</b> Premises are not constructed within 500 metres of any boundary of a refuse tip or an effluent treatment plant.</p>
<p><b>PC 16 Rail Corridors</b> Development is at an appropriate distance from the rail corridor so as not to prejudice safety, speed or intended role of the existing and proposed rail corridors.</p>	<p><b>AS 16.1</b> The minimum buffer for residential, business, commercial and public facility uses are 100 metres from an existing or proposed rail corridors as identified on Planning Scheme Map P1.</p>
<p><b>PC 17 Noise Attenuation</b> Development adjoining the rail corridor is protected from the impact of noise.<sup>20</sup></p>	<p><b>AS 17.1</b> No solution specified</p>
<p><b>2. Environment</b></p> <p><b>PC 18 Watercourses</b> Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p><b>AS 18.1</b> A minimum 10 metre wide buffer area is provided extending from the high bank of any watercourse. Buffer areas include a cover of vegetation, including grasses.</p>
<p><b>PC 19 Protected Areas</b> Development is undertaken to ensure areas of significant biodiversity and habitat value are protected.</p>	<p><b>AS 19.1</b> A minimum separation distance of 100 metres is provided to protected areas as identified on Planning Scheme Map R3 – Protected Areas.</p>
<p>(a) <b>Deleted</b></p>	

<sup>20</sup> One way an applicant can demonstrate compliance with PC 17 is to prepare a study that identifies how the development is in accordance with Railway and EPA Regulations 1998.

<sup>21</sup> To assist the applicant to demonstrate compliance with PC 20, the maximum recorded flood maybe adopted as an indication of flood level.

Performance Criteria	Acceptable Solution
<p><b>PC 21 Bushfire Hazard Area</b> Development maintains the safety of people and property by avoiding areas of High or Medium Bushfire hazard or mitigating the risk through:</p> <p>(a) the siting of buildings ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between Buildings, structures and Hazardous vegetation</p>	<p><b>AS 21.1</b> Development is not undertaken in Bushfire hazard areas as identified as High and Medium hazard on Planning Scheme Map R4 – Bushfire Hazard Areas; or</p> <p><b>AS 21.2</b> For Development in areas of High or Medium bushfire hazard as identified on Planning Scheme Map R4 – Bushfire Hazard Areas and on lots greater than 2500m<sup>2</sup>: Buildings and Structures:</p> <p>(i) are sited within the lowest bushfire hazard area;</p> <p>(ii) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, which ever is the greater; and</p> <p>(iii) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p><b>AS 21.3</b> For Development in areas of High or Medium bushfire hazard as identified on Planning Scheme Map R4 – Bushfire Hazard Areas and on lots less than or equal to 2500m<sup>2</sup>: No solution specified.</p> <p><b>AS 21.4</b> For Development in areas of High or Medium bushfire hazard as identified on Planning Scheme Map R4 – Bushfire Hazard Areas, firebreaks or fire maintenance trails are provided in accordance with Schedule 12: “Standards for Roads in Bushfire Hazard Areas. Firebreaks and Fire Maintenance Trails’.</p>
<p><b>PC 22 Air Emissions</b> Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.<sup>22</sup></p>	<p><b>AS 22.1</b> No solution specified.</p>
<p><b>PC 23 Noise Emissions</b> Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.<sup>23</sup></p>	<p><b>AS 23.1</b> No solution specified.</p>
<p><b>PC 24 Water Quality</b> The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p> <p>(c) supply as drinking water after minimal treatment;</p> <p>(d) agricultural use; or industrial use.<sup>24</sup></p>	<p><b>AS 24.1</b> No solution specified.</p>

<sup>22</sup> One way an applicant can demonstrate compliance with PC 22 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997

<sup>23</sup> One way an applicant may demonstrate how the development achieves PC 23 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

Performance Criteria	Acceptable Solution
<p><b>PC 25 Excavation and Filling</b> Excavation and filling of land ensures:</p> <p>(a) that both the amenity and safety of users of the site and adjacent land holdings; and</p> <p>(b) soil erosion is kept to a minimum with remedial works.</p>	<p><b>AS 25.1</b> Batters have a minimum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm; and</p> <p><b>AS 25.2</b> Excavation and filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height; and</p> <p><b>AS 25.3</b> Excavation and filling is undertaken in accordance with Schedule 7: “Standards for Construction Activity”.</p>
<p><b>PC 26 Construction Activities</b> Both erosion control and silt collection measures are undertaken so as to ensure protection of environmental values during construction.</p>	<p><b>AS 26.1</b> During construction, soil erosion and sediment is managed in accordance with Schedule 7: “Standards for Construction Activity”.</p>
<p><b>PC 27 Character Buildings</b> Development adjacent to buildings identified as heritage or character buildings within Schedule 9 incorporates design features, materials and details that blend with the existing character of the precinct.</p>	<p><b>AS 27.1</b> No solution specified</p>
<p><b>PC 28 Cultural Heritage</b> The significance of known places of indigenous and/or cultural heritage value is retained.</p>	<p><b>AS 28.1</b> A minimum separation distance of 20 metres is provided from the MCU and/or operational work to known indigenous and/or cultural heritage sites.<sup>25</sup></p>
<b>B. For the Residential Precinct and the Resilient Residential Precinct</b>	
<b>a) Residential Development – Dwelling House and Dual Occupancy</b>	
<p><b>PC 29 Height</b> The height of residential buildings is compatible with and complementary to the character of the urban environment.</p>	<p><b>AS 29.1</b> The height of a dwelling house or dual occupancy does not exceed 8.5 metres from natural ground level.</p>
<p><b>PC 30 Site Coverage and Setbacks</b></p> <p>(a) Residential building design and siting maintains the character of the locality in terms of building bulk.</p> <p>(b) Residential buildings are located to ensure the local amenity and streetscape are protected and enhanced.</p>	<p><b>AS 30.1</b> Residential buildings do not exceed the site coverage thresholds as follows:</p> <ul style="list-style-type: none"> <li>• Dwelling House - 50%</li> <li>• Dual occupancy - 40%</li> <li>• Site coverage of outbuildings not to exceed 15% of remaining area.</li> </ul> <p><b>For Dual Occupancies:</b></p> <p><b>AS 30.2</b> Setback is not less than 6 metres from any road frontage; or</p> <p><b>AS 30.3</b> Setback is within 20% of the existing</p>

<sup>24</sup>One way an applicant may demonstrate how the development achieves PC 24 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.



<sup>25</sup> One way an applicant may demonstrate that indigenous and/or cultural heritage sites exist or do not exist on site is to provide an appropriate certificate of search from heritage registers and the aboriginal cultural heritage unit (DNRM).

Performance Criteria	Acceptable Solution
	setbacks of adjoining properties; and  <b>AS 30.4</b> Side boundary clearances of not less than 1.5 metres and rear boundary clearance of not less than 6 metres from property boundaries.
<b>PC 31 Residential Amenity For Dual Occupancies:</b> The location and design of dual occupancies provides for adequate privacy, sunlight, ventilation and open space.	<b>AS 31.1</b> No solution specified.
<b>PC 32 Landscaping For Dual Occupancies:</b> Landscaping on the site should be: <ul style="list-style-type: none"> <li>(a) visually pleasing and create an attractive environment;</li> <li>(b) located to take account of the direction of the breezes and sun; and</li> <li>(c) located to give privacy and buffering from any potential incompatible uses</li> <li>(d) located to avoid interference with electricity lines and infrastructure.</li> <li>(e) constructed so as not to block visibility at intersections on the state-</li> </ul>	<b>AS 32.1</b> No solution specified.
<b>b) Residential Development – Residential Outbuildings</b>	
<b>PC 33 Residential Outbuildings</b> Residential amenity is to be maintained.	<b>AS 33.1</b> Residential outbuildings are to be located a minimum of 6 metres from the boundary fronting the public road and a minimum of 1.5 metres from any other boundary; and  <b>AS 33.2</b> The size of residential outbuildings is to be restricted to structures 5 metres in height and 80 square metres in floor area.
<b>For Non Residential Activities located in the Residential Precinct.</b>	
<b>PC 34 Location</b> Non Residential Activities are located so as: <ul style="list-style-type: none"> <li>(a) not to impact adversely on the residential amenity of the residential precinct;</li> <li>(b) not to prejudice the consolidation of like non residential activities in other more appropriate areas; and</li> <li>(c) not to prejudice the landscape values of the town.</li> </ul>	<b>AS 34.1</b> No solution specified.
<b>PC 35 Scale</b> Non Residential Activities are of an appropriate scale to protect the residential amenity of the residential precinct, and do not prejudice the operation and viability of other uses or	<b>AS 35.1</b> No solution specified.

Performance Criteria	Acceptable Solution
in the residential precinct or other precincts.	
<b>PC 36 Operation</b> Non Residential Activities are operated so as to ensure that the activities do not impact adversely on residential amenity.	<b>AS 36.1 No solution specified</b>
<b>C. For the Limited Residential Precinct only</b>	
<b>PC 36a Land Use</b> Development for urban purposes (including increases in scale and intensity of existing urban uses) is avoided and non-urban development is compatible with the flood hazard.	<b>Urban Purposes</b> <b>AS36a.1</b> Land use for urban purposes consists of single dwelling houses and ancillary outbuildings on existing allotments.  <b>AS36a.2</b> Additional lots are not created.  <b>Non-urban Purposes</b> <b>AS37.3</b> No solution specified  <i>Note: Development in the Limited Residential Precinct will also need to demonstrate compliance with the Flood Hazard Overlay Code.</i>
<b>D. For the Resilient Residential Precinct only</b>	
<b>PC 36b Community Infrastructure</b> Development for new community infrastructure (including that defined as Sensitive Land Uses and Community Oriented Uses under this scheme) is not undertaken in the Precinct, and expansion of existing community infrastructure does not increase risk to life or property.	<b>New Uses</b> <b>AS36b.1</b> No solution specified  <b>Existing Uses</b> <b>AS36b.1</b> Development for the purposes of extension of existing community infrastructure is informed by additional flood hazard, risk management and emergency management
<b>E. For the Commercial Precinct</b>	
<b>PC 37 Character</b> The commercial area is enhanced with uses of a business nature or those which complement the commercial and retail character of the towncentre.	<b>AS 37.1</b> No solution specified
<b>PC 38 Streetscape</b> Buildings and structures within the commercial area compliment the architectural character of the streetscape.	<b>AS 38.1</b> No solution specified

<sup>1</sup> Council may request further flood investigations to be conducted to ascertain the flood behaviour on the subject site and determine the level of risk for extensions to existing uses within the Precinct.

<p><b>PC 39 Amenity</b> The operation of commercial activities is not unduly affected by the proximity of residential dwellings.</p>	<p><b>AS 39.1</b> Commercial development adjoining existing or proposed land used for residential purposes is to be fenced to a height of 2 metres along common boundaries; and</p> <p><b>AS 39.2</b> The constructed fence is to consist of a solid structure not less than 50% transparent.</p>
<p><b>PC 40 Scale</b> Development is at a scale which protects the amenity of the area.</p>	<p><b>AS 40.1</b> Total use area is no more than 50% of the overall site; and</p> <p><b>AS 40.2</b> The site has a minimum area of 250m<sup>2</sup>.</p> <p><b>AS 40.3</b> Buildings and structures are less than 10 metres in height and not more than 2 storeys at any point above the natural ground level.</p>
<p><b>PC 41 Setbacks and Boundary Clearances</b> Buildings and Structures are located to ensure the local character and streetscape are protected and enhanced.</p>	<p><b>AS 41.1</b> No solution specified.</p>
<p><b>PC 42 Lighting</b> Lighting is designed in a manner to ensure ongoing amenity and safety in the commercial area whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p><b>AS 42.1</b> All lighting does not exceed 8.0 lux at 1.5 metres from beyond the site boundary.</p>
<p><b>PC 43 Landscaping</b> Landscaping is designed and established in a manner which achieves high quality frontage and contributes positively to the streetscape character. It is located to avoid interference with electricity infrastructure, avoid loss of visibility at intersections on the state-controlled road network, and provides for maintenance</p>	<p><b>AS 43.1</b> No solution specified.</p>

Performance Criteria	Acceptable Solution
access to any on site public utility infrastructure.	
<b>For Non Commercial Activities located in the Commercial Precinct.</b>	
<p><b>PC 44 Location</b> Non Commercial Activities are located so as: (a) not to impact adversely on the function and character of the commercial precinct; and (b) not to prejudice the consolidation of like non-commercial activities in other more appropriate areas.</p>	<p><b>AS 44.1</b> No solution specified.</p>
<b>F. For the Industrial Precinct</b>	
<p><b>PC 45 Scale and setbacks</b> The scale and location of the industrial use on the site should contribute to the amenity of the precinct.</p>	<p><b>AS 45.1</b> Total use area is no more than 70% of the site; and</p> <p><b>AS 45.2</b> Buildings and structures are less than 10 metres in height and not more than 2 storeys at any point above the natural ground level; and</p> <p><b>AS 45.3</b> Side boundary clearance for any building or structure is 3 metres or more from any road frontage; and</p> <p><b>AS 45.4</b> Side boundary clearance for any building or structure is 4 metres or more; and</p> <p><b>AS 45.5</b> Rear boundary clearances are a 4 metres or more from property boundary; and</p> <p><b>AS 45.6</b> Where adjoining residential land, the setback along the common boundary is 7 metres or more.</p>
<p><b>PC 46 Vehicular Traffic</b> Vehicular movements connected with uses in the industrial area ensure that the amenity of the adjacent residential area is not adversely affected.</p>	<p><b>AS 46.1</b> No solution specified</p>
<p><b>PC 47 Landscaping</b> Landscaping on the site: (a) contributes positively to the built form and the street; and (b) reduces the impact of the size and scale of the buildings. (c) Does not interfere with electricity infrastructure items. (d) constructed so as not to block visibility at intersections on the state-controlled road network.</p>	<p><b>AS 47.1</b> Landscaping is provided with a minimum width of 2 metres along site boundaries; and</p> <p><b>AS 47.2</b> Vegetation is to have a mature height of at least 3 metres within 5 years of planting, unless planted under electricity lines where the mature height must not exceed 3 metres.</p> <p><b>AS 47.3</b> Ground covers should fully cover the vegetation strip within 1 year of planting.</p>

Performance Criteria	Acceptable Solution
<p><b>PC 48 Amenity</b> The amenity of residential uses adjacent to the industrial area is protected through appropriate boundary screening.</p>	<p><b>AS 48.1</b> Where the site adjoins residential uses a solid screen wall of 2 metre height is to be erected on the boundary in addition to landscaping requirements.</p>
<p><b>PC 49 Building and Structure Design</b> The building is designed and orientated to be identifiable from the street.</p>	<p><b>AS 49.1</b> The office space of each building is sited and orientated towards the principal road frontage.</p>
<p><b>PC 50 Building Appearance</b> Buildings are designed and finished to a high quality appearance.</p>	<p><b>AS 50.1</b> No solution specified.</p>
<p><b>For Non Industrial Activities located in the Industrial Precinct</b></p>	
<p><b>PC 51 Location</b> Non Industrial activities are located so as: (a) not to impact adversely on the function, operation and character of the Industrial precinct; and (b) not to prejudice the consolidation of like non-Industrial activities in other more appropriate areas.</p>	<p><b>AS 51.1</b> No solution specified.</p>
<p><b>G. For the Open Space and Recreation Precinct</b></p>	
<p><b>PC 52 Scale</b> Development is of an appropriate scale for the locality so as to ensure that local amenity is protected.</p>	<p><b>AS 52.1</b> No solution specified.</p>
<p><b>PC 53 Setbacks and Boundary Clearances</b> Buildings and structures are positioned on the site in a manner that ensures that the local amenity is protected.</p>	<p><b>AS 53.1</b> Buildings and structures have side boundary clearances of not less than 1.5 metres and rear boundary clearances of not less than 6 metres from property boundaries.</p>
<p><b>PC 54 Operating Hours</b> Development is operated in such a manner that ensures that the local amenity is protected.</p>	<p><b>AS 54.1</b> Uses are operated between the hours of 7.00am and 8.00pm where adjoining residential land.</p>
<p><b>PC 55 Delivery of Goods</b> The loading and unloading of goods at appropriate times in a manner that ensures that the local amenity is protected.</p>	<p><b>AS 55.1</b> Where adjoining residential land, loading and unloading of goods occurs only between the hours of 7:00am and 6:00pm Monday to Friday and 8:00am to 5:00pm weekends.</p>

<p><b>PC 56 Landscaping</b> Landscaping is provided on-site to:</p> <ul style="list-style-type: none"><li>a) contribute to a pleasant and functional built form; and</li><li>b) contribute to the visual qualities of the locality; and</li><li>c) does not interfere with electricity infrastructure items.</li><li>d) constructed so as not to block visibility at</li></ul>	<p>AS 56.1 Landscaping around sporting grounds is to occur to a width of 2 metres using species which provide an effective screen of at least 1.5 metres within 2 years of planting; and</p> <p>AS 56.2 Landscaping for other community recreation uses is to occur along setbacks to a width of 2 metres along the front boundary and 1 metre along side and rear boundary setbacks; and</p>
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Performance Criteria	Acceptable Solution
intersections on the state-controlled road network.	<b>AS 56.3</b> Shade trees are to be planted on edges of car parks and are to reach a mature height of at least 3 metres within 4 years of planting.
<b>PC 57 Lighting</b> The design of lighting does not impact adversely on the local amenity through poorly directed lighting, lighting overspill or lighting glare.	<b>AS 57.1</b> Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the site boundary.
<b>For Non Community Use Activities and Non Open Space and Recreation Activities located in the Open Space and Recreation Precinct</b>	
<b>PC 58 Location</b> Non Community Use and Open Space and Recreation activities are located so as: (a) not to impact adversely on the function and character of the Open Space and Recreation precinct; and (b) not to prejudice the consolidation of like non Community Use and Open Space and Recreation activities in other more appropriate areas.	<b>AS 58.1</b> No solution specified.
<b>H. For the Village Precinct</b>	
<b>a) Residential Development – Dwelling House and Dual Occupancy</b>	
<b>PC 59 Height</b> The height of residential buildings is compatible with and complementary to the character of the urban environment.	<b>AS 59.1</b> The height of a dwelling house or dual occupancy does not exceed 8.5 metres from natural ground level.
<b>PC 60 Site Coverage and Setbacks</b> (a) Residential building design and siting maintains the character of the locality in terms of building bulk. (b) Residential buildings are located to ensure the local amenity and streetscape are protected and enhanced.	<p><b>AS 60.1</b> Residential buildings do not exceed the site coverage thresholds as follows:</p> <ul style="list-style-type: none"> <li>• Dwelling House - 50%</li> <li>• Dual occupancy - 40%</li> <li>• Site coverage of outbuildings not to exceed 15% of remaining area.</li> </ul> <p><b>For Dual Occupancies:</b> <b>AS 60.2</b> Setback is not less than 6 metres from any road frontage; or</p> <p><b>AS 60.3</b> Setback is within 20% of the existing setbacks of adjoining properties; and</p> <p><b>AS 60.4</b> Side boundary clearances of not less than 1.5 metres and rear boundary clearance of not less than 6 metres from property boundaries.</p>



<b>PC 61 Residential amenity</b> For Dual Occupancies: The location and design of dual occupancies	<b>AS 61.1</b> No solution specified.
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Performance Criteria	Acceptable Solution
provides for adequate privacy, sunlight, ventilation and open space.	
<p><b>PC 61 Landscaping</b> For Dual Occupancies: Landscaping on the site should be:</p> <ul style="list-style-type: none"> <li>(a) visually pleasing and create an attractive environment;</li> <li>(b) located to take account of the direction of the breezes and sun; and</li> <li>(c) located to give privacy and buffering from any potential incompatible uses.</li> <li>(d) Located to avoid interference with electricity lines and infrastructure.</li> <li>(e) constructed so as not to block visibility at intersections on the state-</li> </ul>	<b>AS 61.1</b> No solution specified.
<p><b>PC 61 Character Buildings</b> Development adjacent to buildings identified as heritage or character buildings incorporates design features, materials and details that blend with the existing character.</p>	<b>AS 61.1</b> No solution specified
<b>b) Residential Development – Residential Outbuildings</b>	
<p><b>PC 62 Residential Outbuildings</b> Residential amenity is to be maintained.</p>	<p><b>AS 62.1</b> Residential outbuildings are to be located a minimum of 6 metres from the boundary fronting the public road and a minimum of 1.5 metres from any other boundary; and</p> <p><b>AS 62.2</b> The size of outbuildings is to be restricted to structures 5 metres in height and 80 square metres in floor area.</p>
<b>For Non Residential Activities located in the Village Precinct.</b>	
<p><b>PC 63 Location</b> Non Residential Activities are located so as:</p> <ul style="list-style-type: none"> <li>(a) not to impact adversely on the residential amenity of the residential precinct;</li> <li>(b) not to prejudice the consolidation of like non residential activities in other more appropriate areas; and</li> <li>(c) not to prejudice the landscape values of the town.</li> </ul>	<b>AS 63.1</b> No solution specified.

<p><b>PC 64 Scale</b> Non Residential Activities are of an appropriate scale to protect the residential amenity of the residential precinct, and do not prejudice the operation and viability of other uses or activities in the residential precinct or other precincts.</p>	<p><b>AS 64.1</b> No solution specified.</p>
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Performance Criteria	Acceptable Solution
<p><b>PC 65 Operation</b> Non Residential Activities are operated so as to ensure that the activities do not impact adversely on residential amenity.</p>	<p><b>AS 65.1</b> No solution specified</p>
<p><b>I. Specific Land Uses</b></p>	
<p><b>a. Caretaker's Residence</b></p>	
<p><b>PC 66 Occupation</b> The Caretaker's Residence must be occupied by a person having responsibility for the security, maintenance and/or management of the site.</p>	<p><b>AS 66.1</b> No solution specified.</p>
<p><b>PC 67 Density</b> The provision of a Caretaker's Residence does not compromise the operation of the precinct.</p>	<p><b>AS 67.1</b> Only one Caretaker's Residence is permitted with each use.</p>
<p><b>PC 68 Amenity</b> The Caretaker's Residence is to be designed to integrate with the use, whilst retaining acceptable amenity for occupants.</p>	<p><b>AS 68.1</b> No solution specified.</p>
<p><b>b. Community Use</b></p>	
<p><b>PC 69 Scale</b> Development is of an appropriate scale for the locality so as to ensure that local amenity is protected.</p>	<p><b>AS 69.1</b> No solution specified.</p>
<p><b>PC 71 Setbacks and Boundary Clearances</b> Buildings and structures are positioned on the site in a manner that ensures the local amenity is protected.</p>	<p><b>AS 71.1</b> Buildings and structures have side boundary clearances of not less than 1.5 metres and rear boundary clearances of not less than 6 metres from property boundaries.</p>
<p><b>PC 72 Operating Hours</b> Development is operated in such a manner that ensures that the local amenity is protected.</p>	<p><b>AS 72.1</b> Uses are operated between the hours of 7.00am and 8.00 pm where adjoining residential land.</p>

**PC 73 Landscaping**

Landscaping is provided on-site to:

- a) contribute to a pleasant and functional built form; and
- b) contribute to the visual qualities of the locality; and
- c) not interfere with electricity infrastructure items.
- d) constructed so as not to block visibility at intersections on the state-controlled road network.

**AS 73.1** Landscaping around sporting grounds is to occur to a width of 2 metres using species which provide an effective screen of at least 1.5 metres within 2 years of planting.

**AS 73.2** Landscaping for other community recreation uses is to occur along setbacks to a width of 2 metres along the front boundary and 1 metre along side and rear boundary setbacks; and

**AS 73.3** Shade trees are to be planted on edges of car parks and are to reach a mature height of at least 3 metres within 4 years of planting.

Performance Criteria	Acceptable Solution
<b>c. Home Based Business</b>	
<p><b>PC 74 Size</b> The development comprises only a minor portion of an existing residential premise.</p>	<p><b>AS 74.1</b> The business is operated by persons residing in the dwelling; and</p> <p><b>AS 74.2</b> The development is limited to a total floor area of 80 square metres for the part of the residential premises used in the operation of the business (excluding site parking).</p>
<p><b>PC 75 Traffic</b> The use does not generate greater traffic loads than reasonably associated with residential premises.</p>	<p><b>AS 75.1</b> Provision is made for two (2) off street car parking spaces; and</p> <p><b>AS 75.2</b> The business will not require street parking for more than one (1) additional motor vehicle at anyone time, on any street with frontage to the premises; and</p> <p><b>AS 75.3</b> Delivery motor vehicles visiting the premises shall be no more than four (4) tonnes in weight.</p>
<p><b>PC 76 Amenity</b> The use is operated in such a way as to not disrupt the residential amenity of the area.</p>	<p><b>AS 76.1</b> Delivery of goods and operating hours occurs between the hours of 7.00am and 6.00pm; and</p> <p><b>AS 76.2</b> The business does not display good for sale in any window or outdoor area; and</p> <p><b>AS 76.3</b> The one advertising sign associated with the business does not exceed 0.5m<sup>2</sup> and displays the name of the business operator, name of the business and the phone number. The sign is to be located on the site at a height no greater than 1.5m measured to the bottom of the sign. The sign is not to be illuminated.</p>
<b>d. Host Home Accommodation</b>	
<p><b>PC 77 Amenity</b> Premises used for a Host Home Accommodation are of a size and operated in such a manner as to ensure the amenity of the locality is not adversely affected.</p>	<p><b>AS 77.1</b> No more than four paying guests are accommodated at any one time; and</p> <p><b>AS 77.2</b> Signage associated with the use is restricted to a 0.5m<sup>2</sup> sign located at a height no greater than 1.5m measured to the bottom of the sign; and</p> <p><b>AS 77.3</b> At least two off street parking spaces are provided other than those associated with the permanent residents of the dwelling.</p>

<p>PC 78 Length of Stay Accommodation must be provided for short-term stays only.</p>	<p>AS 78.1 Visitors are accommodated for up to a maximum of fourteen (14) nights.</p>
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Performance Criteria	Acceptable Solution
<p><b>PC 79 Amenity</b> The Host Home establishment provides reasonable levels of privacy and convenience for both residents and guests.</p>	<p><b>AS 79.1</b> The bedrooms for guests are in the same building as the bathroom and toilet facilities provided for exclusive use by guests.</p>
<p><b>PC 80 Location</b> Development must be located where there is convenient access.</p>	<p><b>AS 80.1</b> The site is within 5km of an arterial or sub arterial road, with all weather access.</p>
<p><b>e. Telecommunication Facility</b></p>	
<p><b>PC 81 Visual Impact</b> Development is visually integrated with its landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p>	<p><b>AS 81.1</b> No solution specified</p>



### Division 3 – Assessment Tables for the Rural Zone

**RURAL ZONE  
ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA  
ONLY FOR MAKING A MATERIAL CHANGE OF USE**

**TABLE 3**

Column 1 Defined use or use class <sup>26</sup>	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development is self assessable or requires code assessment.
<b>EXEMPT USES FOR THE RURAL ZONE</b>		
<p>Exempt Uses are listed on in Part 1 Division 3, 1.12(1) of this scheme.</p> <p>Agriculture and grazing are exempt uses within all of the Rural Zone</p>		
<b>SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT FOR THE RURAL ZONE</b>		
Catteries and Kennels	Code Assessable	Rural Zone Code Advertising Devices Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Commercial Premises	Code Assessable	Rural Zone Code Advertising Devices Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Community Use	Code Assessable	Rural Zone Code Advertising Devices Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Dwelling House	Self Assessable	Rural Zone Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Home Based Business	Self Assessable	Rural Zone Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Host Home (Bed and Breakfast)	Self Assessable	Rural Zone Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8

Forestry	Code Assessable	Rural Zone Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Industry	Code Assessable	Rural Zone Code Advertising Devices Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Telecommunication Facility	Code Assessable	Rural Zone Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Tourist Facility	Code Assessable	Rural Zone Code Advertising Devices Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
<b>ALL OTHER USES</b>		
All except use for a road	Impact Assessable	

<sup>26</sup> See Schedule 1 - Dictionary

**RURAL ZONE  
ASSESSMENT CATEGORIES AND APPLICABLE CODES  
ONLY FOR OTHER DEVELOPMENT**

**TABLE 4**

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Applicable Code
Carrying out building work not associated with a material change of use <sup>27</sup>	Self Assessable <sup>28</sup> – if undertaking building works associated with existing buildings on the site	Rural Zone Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Placing an advertising sign or hoarding on premises not associated with a material change of use	Self Assessable if an advertising sign, otherwise Code Assessable	Advertising Devices Code
Reconfiguring a lot <sup>29</sup>	Code Assessable	Reconfiguring a Lot Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Carrying out operational work for reconfiguring a lot	Code Assessable if the reconfiguring is assessable development	Filling and Excavation Code Reconfiguring a Lot Code Flood Hazard Overlay Code where located within the Flood Hazard Overlay on Map R8
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	Exempt where the extent of cut does not exceed 100m <sup>3</sup> or extent of fill does not exceed 500m <sup>3</sup> ; or  Code Assessable where the extent of cut exceeds 100m <sup>3</sup> or extent of fill exceeds 500 m <sup>3</sup>	If Code Assessable – Filling and Excavation Code
<b>ALL OTHER USES</b>		
Other	Exempt	

<sup>27</sup> See Balonne Shire Planning Scheme User's Guide for examples that explain the type of development involved indifferent proposals.

<sup>28</sup> This does not include building work that under IPA (Schedule 8, Part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

<sup>29</sup> Under IPA, (Schedule 8, Part 3) reconfiguring a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

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**Overall Outcomes for the Rural Zone**

- (1) The overall outcomes are the purpose of the Rural Zone Code.
- (2) The Code seeks to ensure that development within the Rural Zone:
  - (a) reflects the economic potential of the Rural Zone
  - (b) is appropriately located within the Rural Zone and existing and future Rural Activities are not prejudiced by inappropriate development;
  - (c) maintains the environment, including soil, air and water, compatible with healthy natural systems and ensures public health and safety;
  - (d) protects Good Quality Agricultural Land (GQAL) from fragmentation, alienation or encroachment of incompatible land uses in accordance with State Planning Policy 1/92 –Development and Conservation of Agricultural Land;
  - (e) is located, designed and operated in a manner that protects and enhances the predominant rural scale, intensity, form and character;
  - (f) maintains the rural amenity;
  - (g) does not prejudice or impact adversely on other uses including those within other Zones;
  - (h) has an appropriately designed access to the road network, and traffic generated by the development does not impact adversely on the local road network, or the state-controlled road network.
  - (i) protects areas and sites of conservation importance, including cultural and high landscape values;
  - (j) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure;
  - (k) is located and designed in ways that minimise the need for flood, bushfire and landslide mitigation and to protect people and premises from such natural events;
  - (l) has water supply, stormwater disposal, sustainable effluent and waste disposal and power to appropriate standards adequate for the use; and
  - (m) does not impact adversely on infrastructure.

## Rural Zone Code

The Rural Zone includes the whole of the Shire outside the Town Zone shown on Planning Scheme Map P1.

Performance Criteria	Acceptable Solution
<b>A. For all of the Rural Zone</b>	
<b>Infrastructure</b> <b>PC 1 Electricity</b> Premises are provided with a supply of electricity adequate for the activity.	<b>AS 1.1</b> Premises have a supply of electricity.
<b>PC 2 Water Supply</b> Premises are provided with an adequate volume and supply of water for the activity.	<b>AS 2.1</b> Premises are connected to Council's reticulated water system and have a rain water tank connected to the premises with a minimum capacity of 22 500 litres; or  <b>AS 2.2</b> An approved water allocation as provided by the relevant agency and have a rain water tank connected to the premises with a minimum capacity of 45 000 litres.  <b>AS 2.3</b> Premises has an on site storage of 20 000 litres of water for fire fighting purposes.
<b>PC 3 Effluent Disposal</b> To ensure that public health and environmental values are preserved, all premises provide for the treatment and disposal of effluent and other waste water.	<b>AS 3.1</b> Premises have on - site effluent disposal systems designed and constructed by the applicant in accordance with Schedule 5: "Standards for Sewerage Supply"
<b>PC 4 Stormwater/Inter-Allotment Drainage</b> Stormwater is collected and discharged so as to: <ul style="list-style-type: none"> <li>(a) protect the stability of buildings or the use adjacent land;</li> <li>(b) prevent the waterlogging of nearby land;</li> <li>(c) protect and maintain environmental values; and</li> <li>(d) to ensure that safety and efficiency on the state-controlled roads is not compromised.</li> </ul>	<b>AS 4.1</b> Stormwater/inter-allotment drainage is collected and discharged in accordance with Schedule 6: "Stormwater Drainage Standards".
<b>PC 5 Vehicle Access</b> Vehicle access is provided to a standard appropriate for the use.	<b>AS 5.1</b> Access roads are to be sealed and are to connect into the existing road network. Access is to be designed and constructed by the applicant in accordance with Schedule 2: "Standards for Roads, Car parking, Access and Access and Manoeuvring Areas".
<b>PC 6 Density</b> The density of residential activities does not impact adversely on the residential and rural amenity of the area.	<b>AS 6.1</b> No more than 1(one) detached house per lot.
<b>PC 7 Parking and Manoeuvring</b> Vehicle parking and service vehicle provision is	<b>AS 7.1</b> All uses provide vehicle parking in accordance with Schedule 2: "Standards for Roads,

Performance Criteria	Acceptable Solution
adequate for the use whilst ensuring both safe and functional operation for motorists and pedestrians.	Car Parking, Access and Manoeuvring Areas". <b>AS 7.2</b> All service vehicle manoeuvring is in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".
<b>PC 8 Roads</b> All weather road access is provided between the premises and the existing road network.	<b>AS 8.1</b> Roads are designed and constructed by the applicant in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".
<b>PC 9 State Controlled Roads</b> State Controlled Roads are maintained and enhanced as a link between major centres.	<b>AS 9.1</b> No direct access to State controlled roads is permitted except at designated intersections as identified on Planning Scheme Map R1 – State Controlled Roads
<b>PC 10 Development Adjacent to Highways</b> Development adjacent to State Controlled Roads is located to ensure safe and efficient use of the highway and maintain the integrity of the highway as a commuter link.	<b>AS 10.1</b> No development is established within a 100 metre buffer either side of the Carnarvon, Balonne, Moonie and Barwon Highways and other State Controlled Roads as identified in Planning Scheme Map R1 – State Controlled Roads
<b>PC 11 Noise Sensitive Development</b> Noise sensitive developments (residential, educational and community) must ensure that road traffic noise levels are appropriately managed to achieve acceptable levels of amenity.	<b>AS 11.1</b> No solution specified.
<b>PC 12 Development in the Vicinity of Aerodrome</b> Development in the vicinity of an aerodrome: a) does not adversely affect the operation of the aerodrome; b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and c) does not restrict the future operational demands of the aerodrome.	<b>AS 12.1</b> Buildings and structures within 100 metres of the boundary of an aerodrome are less than 7.5 metres in height at any point above natural ground level.
<b>PC 13 Aerodrome Safety and Obstruction</b> The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the aerodrome by way of: a) the physical intrusion of buildings or other structures into the Obstacle Limitation Surface; b) attracting birds or bats to the area which could cause or contribute to bird strike hazard; c) providing very bright lighting or lighting similar to aerodrome lighting which can distract or confuse pilots; d) interfering with navigation or	<b>AS 13.1</b> No solution specified

<sup>30</sup> One way an applicant can demonstrate compliance with PC 13 is to prepare a report in accordance with Planning Guidelines: Planning for Aerodromes and other Aeronautical Facilities and Australian Standards AS2021, 1993. Map R6, Aerodrome Obstacle Limitation Surface should also be referred to.

Performance Criteria	Acceptable Solution
<p>communication facilities;  e) emissions that may affect pilot visibility or aircraft operations; or  f) transient intrusions into the aerodromes operational space.<sup>30</sup></p>	
<p><b>PC 14 Gas and Oil Pipelines</b>  Buildings are located at an appropriate distance from pipelines to ensure community safety and operation of the use is not compromised.</p>	<p><b>AS 14.1</b> No habitable structure is constructed within the buffer established 200 metres either side off the gas and oil pipeline corridors as identified in Planning Scheme Map P1.</p>
<p><b>PC 15 Refuse Tips and Effluent Treatment Plants</b>  Premises are located at an appropriate distance from refuse tips and effluent treatment plants to ensure community safety and operation of the uses are not compromised.</p>	<p><b>AS 15.1</b> Premises are not constructed within 500 metres of any boundary of a refuse tip or an effluent treatment plant.</p>
<p><b>PC 16 Rail Corridors</b>  Development is at an appropriate distance from the rail corridor so as not to prejudice safety, speed or intended role of the existing and proposed rail corridors.</p>	<p><b>AS 16.1</b> The minimum buffer for residential, business, commercial and public facility uses are 100 metres from an existing or proposed rail corridors as identified on Planning Scheme Map P1.</p>
<p><b>PC 17 Noise Attenuation</b>  Development adjoining the rail corridor is protected from the impact of noise.<sup>31</sup></p>	<p><b>AS 17.1</b> No solution specified</p>
<p><b>PC 18 Electricity Transmission Line Easement – Vegetation</b>  Transmission lines within an Electricity transmission line easement are protected from vegetation.</p>	<p><b>AS 18.1</b> Planted vegetation within an Electricity transmission line easement shall have a mature height not exceeding 2.5 metres as shown in Schedule 3: “Power and Electricity Easements”.</p> <p><b>AS 18.2</b> No part of planted vegetation at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 3: “Power and Electricity Easements”.</p>
<p><b>PC 19 Electricity Transmission Line Easement – Separation Distance</b>  Buildings and “community orientated uses” are located a minimum distance from lines to ensure community safety.</p>	<p><b>AS 19.1</b> Buildings and Community orientated uses maintain a minimum separation distance from the most proximate boundary of an Electricity transmission line easement in accordance with Schedule 3 “Power and Electricity Easements”.</p>
<p><b>2. Environment</b></p> <p><b>PC 20 Watercourses</b>  Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p><b>AS 20.1</b> A minimum 10 metre wide buffer area is provided extending from the high bank of any watercourse. Buffer areas include a cover of vegetation, including grasses.</p>



<sup>31</sup> One way an applicant can demonstrate compliance with PC 17 is to prepare a study that identifies how the development is in accordance with Railway and EPA Regulations 1998.

Performance Criteria	Acceptable Solution
<b>PC 21 Deleted</b> (a)	<b>AS 21.1</b> No solution specified.
<b>PC 22 Air Emissions</b> Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses. <sup>33</sup>	<b>AS 22.1</b> No solution specified.
<b>PC 23 Noise Emissions</b> Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses. <sup>34</sup>	<b>AS 23.1</b> No solution specified.
<b>PC 24 Water Quality</b> The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for: a) the biological integrity of aquatic ecosystems; b) recreational use; c) supply as drinking water after minimal treatment; d) agricultural use; or e) industrial use. <sup>35</sup>	<b>AS 24.1</b> No solution specified.
<b>PC 25 Excavation and Filling</b> Excavation and filling of land ensures: a) that both the amenity and safety of users of the site and adjacent land holdings; and b) soil erosion is kept to a minimum with remedial works.	<b>AS 25.1</b> Batters have a minimum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm; and  <b>AS 25.2</b> Excavation and filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height; and  <b>AS 25.3</b> Excavation and filling is undertaken in accordance with Schedule 7: "Standards for Construction Activity".
<b>PC 26 Construction Activities</b> Both erosion control and silt collection measures are undertaken so as to ensure protection of environmental values during construction.	<b>AS 26.1</b> During construction, soil erosion and sediment is managed in accordance with Schedule 7: "Standards for Construction Activity".

<sup>32</sup> To assist the applicant to demonstrate compliance with PC 21, the maximum recorded flood maybe adopted as an indication of flood level.

<sup>33</sup> One way an applicant may demonstrate compliance with PC 22 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

<sup>34</sup> One way an applicant may demonstrate compliance with PC 23 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

<sup>35</sup> One way an applicant may demonstrate how the development achieves PC 24 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

Performance Criteria	Acceptable Solution
<p><b>PC 27 Separation of Incompatible Land Uses</b>            Separation distances are provided to ensure:</p> <ul style="list-style-type: none"> <li>(a) the future of surrounding uses;</li> <li>(b) infrastructure items are protected from incompatible development;</li> <li>(c) an appropriate standard of amenity and public safety; and</li> <li>(d) conflict arising from incompatible uses is minimised.</li> </ul>	<p><b>AS 27.1</b> For Sensitive land uses and rural activities other than Intensive Animal Industry: Minimum separation between sensitive land uses and rural activities comply with the “Buffer Area Design Criteria” as contained in Table 2 of section 3.47 of SPP1/92 – Planning Guideline – “Separating Agricultural and Residential Land Uses.”</p> <p><b>AS 27.2</b> For Sensitive Land Uses: Minimum separation distances to Intensive Animal Industries are as stated in Schedule 10: “Separation Distances for Intensive Animal Industries”.</p> <p><b>AS 27.3</b> For all other than Extractive Industries: Buildings, structures and outdoor activity areas maintain a minimum separation distance to Extractive Industries as stated in Schedule 11: “Separation Distances for Extractive Industries”.</p>

Performance Criteria	Acceptable Solution
<p><b>PC 28 Good Quality Agricultural Land</b> Good Quality Agricultural Land areas as identified in Planning Scheme Map R4 –Good Quality Agricultural Land are conserved and managed for the longer term and protected from development that may lead to its alienation or diminished productivity</p>	<p><b>AS 28.1</b> No solution specified.</p>
<p><b>PC 29 St George Irrigation Area</b> The St George Irrigation Area as identified in Planning Scheme Map R7 – St George Irrigation Area, is conserved and protected from development that may lead to damage or loss of irrigation infrastructure.</p>	<p><b>AS 29.1</b> No solution specified</p>
<p><b>PC 30 Vegetation Retention</b> Development retains vegetation for the: a) protection of scenic quality; b) protection of general habitat; c) protection of soil quality; and d) establishment of open space corridors and networks.<sup>36</sup></p>	<p><b>AS 30.1</b> No solution specified</p>
<p><b>PC 31 Protected Areas</b> Development is undertaken to ensure areas of significant biodiversity and habitat value are protected.</p>	<p><b>AS 31.1</b> A minimum separation distance of 100 metres is provided to protected areas as identified on Planning Scheme Map R3 –Protected Areas</p>
<p><b>PC 32 Sloping Land</b> Development is undertaken to ensure: a) vulnerability to landslip erosion and land degradation is minimised; and b) Safety of persons and property is not compromised.</p>	<p><b>AS 32.1</b> Development is not undertaken on slopes greater than 15%.</p>

<sup>36</sup> Applicant needs to refer to Vegetation Management Act 1999 for further requirements.

Performance Criteria	Acceptable Solution
<p><b>PC 33 Bushfire Hazard Area</b> Development maintains the safety of people and property by avoiding areas of High or Medium Bushfire hazard or mitigating the risk through:</p> <p>(a) the siting of buildings ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between Buildings, structures and Hazardous vegetation</p>	<p><b>AS 33.1</b> Development is not undertaken in Bushfire hazard areas as identified as High and Medium hazard on Planning Scheme Map R4 – Bushfire Hazard Areas; or</p> <p><b>AS 33.2</b> For Development in areas of High or Medium bushfire hazard as identified on Planning Scheme Map R4 – Bushfire Hazard Areas and on lots greater than 2500m<sup>2</sup>: Buildings and Structures:</p> <p>(i) are sited within the lowest bushfire hazard area;</p> <p>(ii) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, which ever is the greater; and</p> <p>(iii) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p><b>AS 33.3</b> For Development in areas of High or Medium bushfire hazard as identified on Planning Scheme Map R4 – Bushfire Hazard Areas and on lots less than or equal to 2500m<sup>2</sup>: No solution specified</p> <p><b>AS 33.4</b> For Development in areas of High or Medium bushfire hazard as identified on Planning Scheme Map R4 – Bushfire Hazard Areas, firebreaks or fire maintenance trails are provided in accordance with Schedule 12: “Standards for Roads in Bushfire Hazard Areas. Firebreaks and Fire Maintenance Trails’.</p>
<p><b>PC 34 Character Buildings</b> Development adjacent to buildings identified as heritage or character buildings within Schedule 9 incorporates design features, materials and details that blend with the existing character.</p>	<p><b>AS 34.1</b> No solution specified</p>

Performance Criteria	Acceptable Solution
<p><b>PC 35 Cultural Heritage</b> The significance of known places of indigenous and/or cultural heritage value is retained.</p>	<p><b>AS 35.1</b> A minimum separation distance of 20 metres is provided from the MCU and/or operational work to known indigenous and/or cultural heritage sites<sup>37</sup></p>
<p><b>PC 36 Rural Outbuildings</b> Rural amenity is to be maintained.</p>	<p><b>AS 36.1</b> Outbuildings are to be located a minimum of 100 metres from any boundary; and</p> <p><b>AS 36.2</b> The size of residential outbuildings is to be restricted to structures 8.5 metres in height and 250m<sup>2</sup> in floor area.</p>
<p><b>PC 37 Rural Outbuildings Buffers</b> Adequate buffers are provided to protect the Rural Residential Precinct from Agricultural and Industrial Activities, whilst also ensuring the integrity and viability of such industries is maintained.</p>	<p><b>AS 37.1</b> No solution specified</p>
<b>B. For the Rural Residential Precinct</b>	
<p><b>PC 38 Residential Outbuildings</b> Rural residential amenity is to be maintained.</p>	<p><b>AS 38.1</b> Residential outbuildings are to be located a minimum of 25 metres from the boundary fronting the public road and a minimum of 15 metres from any other boundary; and</p> <p><b>AS 38.2</b> The size of residential outbuildings is to be restricted to structures 8.5 metres in height and 100 square metres in floor area.</p>
<p><b>PC 39 Buffers</b> Adequate buffers are provided to protect the Rural Residential Precinct from Agricultural and Industrial Activities, whilst also ensuring the integrity and viability of such industries is maintained.<sup>38</sup></p>	<p><b>AS 39.1</b> No solution specified</p>
<b>C. Specific Land Uses</b>	
<b>a. Catteries and Kennels</b>	
<p><b>PC 40</b> Buildings, pens, other structures and waste disposal must be located, constructed and managed such that the maximum number of animals intended to be kept or processed on the land can be accommodated without creating significant adverse environmental impacts.</p>	<p><b>AS 40.1</b> Premises are developed on a site having an area of not less than 4 hectares.</p> <p><b>AS 40.2</b> For kennels, the ratio of dogs per site is not greater than 10 per hectare.</p> <p><b>AS 40.3</b> For catteries, not more than 100 cats are kept on the site at any one time.</p>

<sup>37</sup> One way an applicant may demonstrate that indigenous and/or cultural heritage sites exist or do not exist on site is to provide an appropriate certificate of search from heritage registers and the aboriginal cultural heritage unit (DNRM).

<sup>38</sup> Applicant needs to refer to Guideline 2 for SPP 1 /92 Separating agricultural and residential land uses for further requirements.

Performance Criteria	Acceptable Solution
	<p><b>AS 40.4</b> Premises comply with the following separation distances for:</p> <ul style="list-style-type: none"> <li>(a) Road frontage –50 metres</li> <li>(b) Natural waterway –50 metres</li> <li>(c) Side or rear boundary –30 metres</li> <li>(d) Any dwelling on surrounding land – 400 metres</li> <li>(e) Urban land – 800 metres</li> </ul> <p><b>AS 40.5</b> Fencing of kennels and catteries is a minimum of 1.8 metres high.</p>

<b>b. Commercial Premises</b>	
<p><b>PC 41 Amenity</b> The operation of a commercial premise is not unduly affected by the proximity of residential dwellings.</p>	<p><b>AS 41.1</b> Commercial premises adjoining land used or proposed to be used for residential purposes is to be fenced to a height of 2 metres along common boundaries; and</p> <p><b>AS 41.2</b> The constructed fence is to consist of a solid structure not less than 50% transparent</p>
<p><b>PC 42 Scale</b> Development is at a scale which protects the amenity of the area.</p>	<p><b>AS 42.1</b> Total use area is no more than 50% of the overall site.</p> <p><b>AS 42.2</b> The site has a minimum area of 600m<sup>2</sup>.</p>
<p><b>PC 43 Lighting</b> Lighting is designed in a manner to ensure ongoing amenity and safety in the commercial area whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p><b>AS 43.1</b> All lighting does not exceed 8.0 lux at 1.5metres from beyond the site boundary.</p>
<p><b>PC 44 Landscaping</b> Landscaping is designed and established in a manner which achieves high quality frontage and contributes positively to the streetscape character. It is located to avoid interference with electricity infrastructure items, avoids loss of visibility at intersection on the state-controlled road network, and provides for maintenance access to any on site public utility infrastructure.</p>	<p><b>AS 44.1</b> No solution specified.</p>

Performance Criteria	Acceptable Solution
<b>c. Community Use</b>	
<b>PC 45 Scale</b> Development is of an appropriate scale for the locality so as to ensure that local amenity is protected.	<b>AS45.1</b> No solution specified.
<b>PC 46 Setbacks and Boundary Clearances</b> Buildings and structures are positioned on the site in a manner that ensures that the local amenity is protected.	<b>AS46.1</b> Buildings and structures have side boundary clearances of not less than 2.5 metres and rear boundary clearances of not less than 6 metres from property boundaries.
<b>PC 47 Operating Hours</b> Development is operated in such a manner that ensures that the local amenity is protected.	<b>AS 47.1</b> Uses are operated between the hours of 7.00am and 8.00pm where adjoining residential land.
<b>PC 48 Landscaping</b> Landscaping is provided on-site to: <ol style="list-style-type: none"> <li>contribute to a pleasant and functional built form;</li> <li>contribute to the visual qualities of the locality and</li> <li>not interfere with electricity infrastructure items.</li> <li>constructed so as not to block visibility at intersections on the state-controlled-road network.</li> </ol>	<b>AS 48.1</b> Landscaping around sporting grounds is to occur to a width of 2 metres using species which provide an effective screen of at least 1.5 metres within 2 years of planting.  <b>AS 48.2</b> Landscaping for other community recreation uses is to occur along setbacks to a width of 2 metres along the front boundary and 1 metre along side and rear boundary setbacks; and  <b>AS 48.3</b> Shade trees are to be planted on edges of car parks and are to reach a mature height of at least 3 metres within 4 years of planting.
<b>d. Dwelling House</b>	
<b>PC 49 Height</b> The height of residential buildings is compatible with and complementary to the character of the urban environment.	<b>AS 49.1</b> The height of a dwelling house or dual occupancy does not exceed 8.5 metres from natural ground level.
<b>PC 50 Site Coverage and Setbacks</b> <ol style="list-style-type: none"> <li>Residential building design and siting maintains the character of the locality in terms of building bulk.</li> <li>Residential buildings are located to ensure the local amenity and streetscape are protected and enhanced.</li> </ol>	<b>AS 50.1</b> Residential buildings do not exceed the site coverage thresholds as follows: <ul style="list-style-type: none"> <li>Dwelling House – 50%</li> <li>Site coverage of outbuildings not to exceed 15% of remaining area; or</li> </ul> <b>AS50.2</b> Setback is within 20% of the existing setbacks of adjoining properties; and  <b>AS50.3</b> Boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries.
<b>PC 51 Character Buildings</b> Development adjacent to buildings identified as heritage or character buildings incorporates design features, materials and details that blend with the existing character	<b>AS 51.1</b> No solution specified

Performance Criteria	Acceptable Solution
<b>e. Forestry</b>	
<b>PC 52 Forestry Operation</b> Forestry is established, maintained and harvested in a manner that reflects best practice management. <sup>39</sup>	<b>AS 52.1</b> No solution specified
<b>PC 53 Amenity</b> Forestry is established, maintained and harvested in a manner that protects the amenity of the locality.	<b>AS 53.1</b> Forestry is conducted using the following minimum separation distances: a) 10 metres from boundaries; b) 20 metres from public roads/rail; c) 10 metres from power lines.  <b>AS 53.2</b> Use of equipment and machinery associated with forestry is restricted to: a) Monday to Saturday 7.00am to 7.00pm b) Sunday and Public Holidays 8.00am to 7.00pm.
<b>PC 54 Environmental</b> The surrounding area is protected from adverse environmental impacts. <sup>40</sup>	<b>AS 54.1</b> No solution specified.
<b>PC 55 Heavy Vehicle Routes</b> Use of heavy vehicles does not create adverse affects on the amenity of the locality.	<b>AS 55.1</b> The proposed access route to the site does not pass through residential or rural residential localities.
<b>f. Home Based Business</b>	
<b>PC 56 Size</b> The development comprises only a minor portion of an existing residential premise.	<b>AS 56.1</b> The business is operated by persons residing in the dwelling; and  <b>AS 56.2</b> The development is limited to a total floor area of 80 square metres for the part of the residential premises used in the operation of the business (excluding site parking).
<b>PC 57 Traffic</b> The use does not generate greater traffic loads than reasonably associated with residential premises.	<b>AS 57.1</b> Provision is made for two (2) off street car parking spaces; and  <b>AS 57.2</b> The business will not require street parking for more than one (1) additional motor vehicle at any one time, on any street with frontage to the premises; and  <b>AS 56.3</b> Delivery motor vehicles visiting the premises shall be no more than four (4) tonnes in weight.
<b>PC 58 Amenity</b> The use is operated in such a way as to not	<b>AS 58.1</b> Delivery of goods and operating hours occurs between the hours of 7.00am and 6.00pm;

<sup>39</sup> One way to demonstrate compliance with this PC is to prepare a Management Plan in accordance with the Queensland Forest Practices System Code of Practice for Native Forest Harvesting.

<sup>40</sup> One way to demonstrate compliance with this PC is to prepare an Environmental Management Plan in accordance with Schedule 8 "Environmental Management Plan Guidelines."



Performance Criteria	Acceptable Solution
disrupt the residential amenity of the area.	<p>and</p> <p><b>AS 58.2</b> The business does not display good for sale in any window or outdoor area; and</p> <p><b>AS 58.3</b> The one advertising sign associated with the business does not exceed 0.5m<sup>2</sup> and displays the name of the business operator, name of the business and the phone number. The sign is to be located on the site at a height no greater than 1.5m measured to the bottom of the sign. The sign is not to be illuminated.</p>
<b>g. Host Home Accommodation</b>	
<p><b>PC 59 Amenity</b> Premises used for a Host Home accommodation are of a size and operated in such a manner as to ensure the amenity of the locality is not adversely affected.</p>	<p><b>AS 59.1</b> No more than four paying guests are accommodated at any one time; and</p> <p><b>AS 59.2</b> Signage associated with the use is restricted to a 0.5m<sup>2</sup> sign located at a height no greater than 1.5m measured to the bottom of the sign; and</p> <p><b>AS 59.3</b> At least two off street parking spaces are provided other than those associated with the permanent residents of the dwelling.</p>
<p><b>PC 60 Length of Stay</b> Accommodation must be provided for short-term stays only.</p>	<p><b>AS 60.1</b> Visitors are accommodated for up to a maximum of fourteen (14) nights.</p>
<p><b>PC 61 Building Design</b> The Host Home establishment provides reasonable levels of privacy and convenience for both residents and guests.</p>	<p><b>AS 61.1</b> The bedrooms for guests are in the same building as the bathroom and toilet facilities provided for exclusive use by guests.</p>
<p><b>PC 62 Location</b> Development must be located where there is convenient access.</p>	<p><b>AS 62.1</b> The site is within 5km of an arterial or sub arterial road, with all weather access.</p>
<b>h. Industrial Activities</b>	
<p><b>PC 63 Non Industrial Uses</b> Any non-industrial uses located in the precinct should not prejudice the operation of existing industrial uses.</p>	<p><b>AS 63.1</b> No solution specified.</p>
<p><b>PC 64 Scale</b> The scale and location of the industrial use on the site should contribute to the amenity of the precinct.</p>	<p><b>AS 64.1</b> Total use area is no more than 70% of the site; and</p> <p><b>AS 64.2</b> Buildings and structures are less than 10 metres in height and not more than 2 storeys at any point above the natural ground level; and</p> <p><b>AS 64.3</b> Boundary clearance for any building or structure is 100 metres or more from any road</p>

Performance Criteria	Acceptable Solution
	<p>frontage; and</p> <p><b>AS 64.4</b> Side boundary clearance for any building or structure is 100 metres or more; and</p> <p><b>AS 64.5</b> Rear boundary clearances are 100 metres or more from property boundary; and</p> <p><b>AS 64.6</b> Where adjoining residential land, the setback along the common boundary is 100 metres or more.</p>
<p><b>PC 65 Landscaping</b> Landscaping on the site</p> <p>(a) contributes positively to the built form and the street;</p> <p>(b) reduces the impact of the size and scale of the buildings; and</p> <p>(c) does not interfere with electricity infrastructure items.</p> <p>(d) constructed so as not to block visibility at intersections on the state-controlled road network.</p>	<p><b>AS 65.1</b> Landscaping is provided with a minimum width of 2 metres along site boundaries; and</p> <p><b>AS 65.2</b> Vegetation is to have a mature height of 3 metres within 5 years of planting.</p> <p><b>AS 65.3</b> Ground covers should fully cover the vegetation strip within 1 year of planting.</p>
<p><b>PC 66 Amenity</b> The amenity of residential uses adjacent to the industrial area is protected through appropriate boundary screening.</p>	<p><b>AS 66.1</b> Where the site adjoins residential uses a solid screen wall of 2-metre height is to be erected on the boundary in addition to landscaping requirements.</p>
<p><b>PC 67.1 Building and Structure Design</b> The building is designed and orientated to be identifiable from the street.</p> <p><b>PC 68.2 Building and Structure Design</b> Buildings are designed and finished to a high quality appearance.</p>	<p><b>AS 67.1</b> The office space of each building is sited and orientated towards the principal road frontage.</p> <p><b>AS 68.2</b> No solution specified.</p>
<b>i. Telecommunications Facility.</b>	
<p><b>PC 69 Visual Impact</b> Development is visually integrated with its landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p>	<p><b>AS 69.1</b> No solution specified</p>
<b>j. Tourist Facility</b>	
<p><b>PC 70 Site</b> The site area for the Tourist facility is of sufficient size to provide for adequate on site and local area amenity, with respect to boundary setbacks, open space, car parking and landscaping around the facilities.</p>	<p><b>For a Caravan Park or Camping Ground</b> - <b>AS 70.1</b> A minimum site area is 4000m<sup>2</sup>.</p> <p><b>For Tourist Accommodation Units</b> <b>AS 70.2</b> Buildings and roofed structures do not occupy more than 40% of the site area; and</p> <p><b>AS 70.3</b> If adjacent to residential areas, all buildings have a minimum setback of 6m from a road and 3m from any other boundary; or</p>

Performance Criteria	Acceptable Solution
	<p><b>AS 70.4</b> If not adjacent to residential areas, all building have a minimum setback of 3m from each boundary of the site area.</p>
<p><b>PC 71 Amenity</b> Adequate amenity is available for individual caravan or camping sites or tourist accommodation units.</p>	<p><b>AS 71.1</b> There is not more than 1 caravan or camping site or tourist accommodation unit for each 1 20m<sup>2</sup> of site area; and</p> <p><b>AS 71.2</b> For a caravan park or camping ground - 10% of the site area, exclusive of landscaped setbacks, is provided for open space.</p>
<p><b>PC 72 Landscaping</b> Landscaping contributes to a pleasant and relaxing environment for visitors and is constructed so as not to block visibility at intersections on the state-controlled road network.</p>	<p><b>AS 72.1</b> No solution specified.</p>

## 5.0 PART 5 - CODES

### 5.1 Introduction

This section contains codes which apply to aspects of development that are self assessable, and code assessable, and that are relevant to development which is impact assessable.

### *Division 1- Stated Development Codes*

#### 5.2 Advertising Devices Code

The following provisions comprise the Advertising Devices Code:

- Compliance with the Advertising Devices Code (section 5.2.1);
- Purpose of the Advertising Devices Code (section 5.2.2);
- Specific Outcomes for the Advertising Devices Code (section 5.2.3).

##### **5.2.1 Compliance with the Advertising Devices Code**

An application for development that achieves the specific outcomes in section 5.2.3, complies with the Advertising Devices Code.

##### **5.2.2 Overall Outcome for the Advertising Devices Code**

- (i) The overall outcome is the purpose of the code.
- (ii) The Code seeks to ensure that development in relation to Advertising Devices is:
  - (a) aesthetically acceptable and does not compromise the Shires rural image; and;
  - (b) is compatible with the site, the character of the local area, safely constructed, and do not create a hazard to pedestrians, cyclists and vehicular traffic.

##### **5.2.3 Performance Criteria for the Advertising Devices Code**

The performance criteria for the Advertising Devices Code are included in column 1 and the acceptable solutions are included in column 2 of Table 5.

**PERFORMANCE CRITERIA AND ACCEPTABLE SOLUTIONS  
FOR THE ADVERTISING DEVICES CODE**

**TABLE 5**

Performance Criteria	Acceptable Solutions
<p><b>PC 1 Amenity</b> Advertising signage is located and is of a size to minimise impacts on the visual amenity of an area.</p>	<p><b>AS 1.1</b> Advertising signage:</p> <ul style="list-style-type: none"> <li>• where not located on buildings, does not exceed 6 metres in height above natural ground level;</li> <li>• does not exceed 18m<sup>2</sup> of surface area;</li> <li>• where protruding over a footpath by more than 50 mm, has a minimum height above the footpath, measured from the underside of the sign, of 2.4 metres;</li> <li>• complies with the maximum dimensions set out in Table 6.</li> </ul> <p><b>AS 1.2</b> Advertising signage is not located in the Residential Precinct.</p> <p><b>AS 1.3</b> Advertising signage in the Residential Precinct is for the purposes of a home business or host home accommodation and does not exceed 0.3m<sup>2</sup> in area.</p>
<p><b>PC 2 Safety</b> Freestanding signs are positioned to ensure adequate setbacks from entries and exits, being the basics to ensure safe movement of vehicular traffic.</p>	<p><b>AS 2.1</b> No solution specified.</p>
<p><b>PC 3 Location</b> Advertising signage is designed and constructed to avoid clutter and to be of high quality.</p>	<p><b>AS 3.1</b> The number of signs is limited to that set out in Table 6.</p> <p><b>AS 3.2</b> Advertising Signage does not include:</p> <ul style="list-style-type: none"> <li>• Promotional pamphlets or signs pasted or affixed to any structure, machine or device noticeable from any road, street, footway, reserve or other public place;</li> <li>• Signs placed on vehicles, which are parked or left standing on any road, street, footway, park, reserve or other public place;</li> <li>• Balloons or signs placed on balloons having a volume of air or other gas greater than 0.125m<sup>3</sup>;</li> <li>• Signs located within 1 km of an existing sign being a billboard or hoarding on the same side of the road.</li> </ul>
<p><b>PC 4 State Controlled Roads</b> Signage maintains the safety and efficiency of state controlled road corridors (as identified on Planning Scheme Map R1 – State Controlled Roads).</p>	<p><b>AS 4.1</b> Signage complies with the Department of Main Roads Policy for Advertising on or near State-controlled roads.</p>

Performance Criteria	Acceptable Solutions
<p><b>PC 5 Advertising Signage</b> is designed to be structurally safe and comply with safety standards</p>	<p><b>AS 5.1</b> The supporting structure of an advertisement is to be structurally sound.</p> <p><b>AS 5.2</b> No support, fixing, suspension or other system required for the proper installation of an advertisement is to be exposed</p> <p><b>AS 5.3</b> All electrical services and systems are to comply with the current Standards Association of Australia Wiring Rules and the requirements of the electricity supply authority.</p> <p><b>AS 5.4</b> All conduits, wiring, switches or other electrical apparatus installed on an advertisement are to be concealed from general view.</p>

TABLE 6

Type of Signage	Number of Signs	Maximum Dimensions
Under awning signs (signs securely fixed under a permanent awning).	One per tenant	Length 2.4 metres; width 200 mm.
Fascia signs (signs painted to the fascia of the permanent awning).	One per tenant	The face of the fascia.
Flush wall signs (signs secured flat to a building or fence or painted on a building or fence).	One per tenant	Length 3 metres; depth 3 metres.
Above awning signs (signs securely fixed above a permanent awning).	One per tenant	Length 3 metres; width 200 mm.
Wall mounted signs (signs securely fixed to a wall of a building that do not protrude more than 1.2 metres from the wall).	One per tenant	Length 1.2 metres; depth 600 mm.
Roof signs (signs securely fixed to either the roof or parapet wall at the front of a building).	One per tenant	Length 3 metres; depth 1.5 metres.
Freestanding Signs	One per tenant	6 metres in height above natural ground level. Maximum area of 18 m <sup>2</sup> .

## **Filling and Excavation Code**

The following provisions comprise the Filling and Excavation Code:

- Compliance with the Filling and Excavation Code (section 5.3.1);
- Purpose of the Filling and Excavation Code (section 5.3.2);
- Specific Outcomes and Acceptable Solutions for the Filling and Excavation Code (section 5.3.3).

### **5.3.1 Compliance with the Filling and Excavation Code**

An application for development that achieves the specific outcomes in section 5.3.3, complies with the Filling and Excavation Code.

### **5.3.2 Overall Outcome for the Filling and Excavation Code**

- (i) The overall outcome is the purpose of the code;
- (ii) The Filling and Excavation Code seeks to ensure that filling and excavation works
  - (a) do not adversely impact on the surrounding environment and amenity;
  - (b) avoid risk to human life and property;
  - (c) do not adversely impact upon any public infrastructure including electricity, water cycle infrastructure, roads and rail, telecommunications, local and state government infrastructure and parks.

### **5.3.3 Performance Criteria and Acceptable Solutions for the Filling and Excavation Code**

The Performance Criteria for the Filling and Excavation Code are included in column 1 and the acceptable solutions are included in column 2 of Table 7.

**PERFORMANCE CRITERIA AND ACCEPTABLE SOLUTIONS  
FOR THE FILLING AND EXCAVATION CODE**

**TABLE 7**

<b>Performance Criteria</b>	<b>Acceptable Solution</b>
<p><b>PC 1 Visual Amenity</b> Impacts on visual amenity or instability of nearby land are minimised.</p>	<p><b>AS 1.1</b> No solution specified</p>
<p><b>PC 2 Environmental Values</b> The environmental values of receiving waterways are protected.</p>	<p><b>AS 2.1</b> Batters have a minimum slope of 25% are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750 mm; and</p> <p><b>AS 2.2</b> Excavation and filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height; and</p> <p><b>AS 2.3</b> Excavation and filling is undertaken in accordance with Schedule 7: "Standards for Construction Activity".</p>
<p><b>PC 3 Drainage</b> Existing drainage either upstream or downstream of the site, are maintained.</p>	<p><b>AS 3.1</b> No solution specified.</p> <p>Note: Also refer to the Flood Hazard Overlay Code for works within the Flood Hazard Overlay.</p>
<p><b>PC 4 Amenity</b> Filling and excavation minimises impacts from dust or noise.</p>	<p><b>AS 4.1</b> The excavation or fill material is watered to maintain water content and thereby prevent dust entrainment.</p> <p><b>AS 4.2</b> Operating hours are between 7.00am and 6.00pm, weekdays and Saturdays, with no operation on Sundays or public holidays.</p>
<p><b>PC 5 Safety</b> Filling and excavation is undertaken in a safe manner with respect to adjacent and overhead electricity infrastructure.</p>	<p><b>AS 5</b> Filling and/or excavation under or adjacent to electricity infrastructure items is not undertaken.</p>
<p><b>PC 6 Noise</b> Noise generated from filling and excavation activities are within acceptable levels that do not adversely impact on surrounding amenity.</p>	<p><b>AS 6.1</b> Except for extractive industry, the total duration of filling and excavation operations does not exceed 4 weeks.</p> <p><b>AS 6.2</b> Within or adjacent to the urban are the adjusted average weighted sound pressure level does not exceed the background level by more than 5dB(A) measured at the property boundary of the subject land.</p>



## 5.4 Reconfiguring a Lot Code

The following provisions comprise the Reconfiguring a Lot Code:

- Compliance with the Reconfiguring a Lot Code (section 5.4.1);
- Purpose of the Reconfiguring a Lot Code (section 5.4.2);
- Specific Outcomes for the Reconfiguring a Lot Code (section 5.4.3).

### **5.4.1 Compliance with the Reconfiguring a Lot Code**

An application for development that achieves the specific outcomes in section 5.4.3, complies with the Reconfiguring a Lot Code. However, the Town Zone Code (where applicable to the subject development) will apply to the extent of any inconsistency with the Reconfiguration of a Lot Code.

### **5.4.2 Overall Outcomes for the Reconfiguring a Lot Code**

- (i) The overall outcomes are the purpose of the code;
- (ii) The Reconfiguring a Lot Code seeks to ensure that are that the location, size and design of lots:
  - (a) are suited to the intended use and the policy intent of the relevant zone;
  - (b) promote good urban design outcomes, energy efficiency and walking, cycling and public transport as alternative forms of transport to the private car;
  - (c) provide for the protection of areas or features of environmental significance;
  - (d) maintain the productive capacity of Good Quality Agricultural Land and limit the fragmentation of Good Quality Agricultural Land below the minimum lot size;
  - (e) enable the efficient provision of infrastructure and services; and
  - (f) enable sustainable on-site water supply and sewerage disposal in areas where reticulated services are not available.

### **5.4.3 Performance Criteria and Acceptable Solutions for the Reconfiguration of a Lot Code**

The performance criteria for the Reconfiguration of a lot Code are included in column 1 and the acceptable solutions are included in column 2 of Table 8.

**PERFORMANCE CRITERIA AND ACCEPTABLE SOLUTIONS  
FOR THE RECONFIGURING A LOT CODE**

**TABLE 8**

Performance Criteria	Acceptable Solution
<b>Minimum Lot Size</b>	
<p><b>PC 1 Rural Zone - Minimum Lot Size</b> The reconfiguring of lots ensures the Rural Zone retains its viability as an area of primary production consistent with the local character.</p>	<p><b>AS 1.1</b> All lots have a minimum area of 5000 hectares and <b>AS 1.3</b> All lots have a minimum width to depth ratio of 1:5.</p>
<p><b>PC 2 Rural Residential Precinct– Minimum Lot Size</b> Lots within the Rural Residential Precinct are of sufficient size to maintain the rural amenity and to accommodate low density residential uses, consistent with the local character.</p>	<p><b>AS 2.1</b> All lots have:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 4,000m<sup>2</sup>; and</li> <li>(b) a minimum width to depth ratio of 1:5.</li> </ul>
<p><b>PC 3 Commercial Precinct– Minimum Lot Size</b> Lots within the Commercial Precinct are of sufficient size to accommodate uses consistent with the local character.</p>	<p><b>AS 3.1</b> All lots have:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 250m<sup>2</sup> and</li> <li>(b) a minimum width to depth ratio of 1:5.</li> </ul>
<p><b>PC 4 Industry Precinct– Minimum Lot Size.</b> Lots within the Industrial precinct are of sufficient size to accommodate industrial uses, consistent with the local character.</p>	<p><b>AS 4.1</b> All lots within a networked sewer area have:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 600 sq metres; and</li> <li>(b) a minimum width to depth ratio of 1:5.</li> </ul> <p><b>AS 4.2</b> All lots not connected to a networked sewer system have:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 4000 sq metres; and</li> <li>(b) a minimum width to depth ratio of 1:5.</li> </ul>
<p><b>PC 5 Residential Precinct – Minimum Lot Size</b> Lots within the Residential precinct are of sufficient size to accommodate residential uses, consistent with the local character and allow for adequate effluent disposal.</p>	<p><b>AS 5.1</b> All lots have:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 800 sq metres when in a reticulated sewerage area;</li> <li>(b) a minimum area of 4000 sq metres where not in a reticulated sewerage area;</li> <li>(c) a minimum width to depth ratio of 1:5</li> </ul>
<p><b>PC 6 Village Precinct – Minimum Lot Size</b> Lots within the Village precinct are of sufficient size to accommodate the intended uses, consistent with the local character and allow for adequate effluent disposal.</p>	<p><b>AS 6.1</b> All lots have:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 800 sq metres when in a reticulated sewerage area;</li> <li>(b) a minimum area of 4000 sq metres where not in a reticulated sewerage area;</li> <li>(c) a minimum width to depth ratio of 1:5</li> </ul>
<p><b>PC 7 Open Space and Recreation Precinct and Rural Zone – Minimum Lot Size.</b> Lots within the Open Space and Recreation Precinct and Rural Zone are of a sufficient size to accommodate open space and recreation activities, consistent with the local character.</p>	<p><b>AS 7.1</b> No solution specified.</p>

<b>For Town and Rural Zones</b>	
<p><b>PC 8 Layout and Design</b> The reconfiguration of lots:</p> <ul style="list-style-type: none"> <li>(a) ensures safe and liveable communities;</li> <li>(b) ensures safe and legible vehicle and pedestrian movement areas and roads;</li> <li>(c) integrates with adjoining land; and</li> <li>(d) ensures and protects environmental values, significant features, open space areas and areas of high conservation or landscape value.</li> </ul>	<p><b>AS 8.1</b> No solution specified.</p>
<p><b>PC 9 Siting of Buildings and Structures</b> Lot size, layout and design ensures futures uses are able to comply with separation distances for buildings and structures in respect of:</p> <ul style="list-style-type: none"> <li>(a) watercourses;</li> <li>(b) ridgelines and escarpments;</li> <li>(c) cultural heritage places;</li> <li>(d) protected areas;</li> <li>(e) Key Resource Areas; and</li> <li>(f) Mining Leases.</li> </ul>	<p><b>AS 9.1</b> No solution specified.</p>
<p><b>PC 10 Electricity Transmission Line Easement</b> Lot layout and design adjoining an Electricity transmission line easement promotes community safety and well being.</p>	<p><b>AS 10.1</b> Lot layout design is in accordance with Schedule 3: "Powerline/Electricity Easements".</p>
<p><b>PC 11 Street Lighting</b> Street lighting is provided:</p> <ul style="list-style-type: none"> <li>(a) to ensure safety of vehicles, cyclists and pedestrians; and</li> <li>(b) to an appropriate engineering standard.</li> </ul>	<p><b>AS 11.1</b> Street lighting is designed and constructed in accordance with Schedule 2: "Standards for Roads, Car parking Access and Manoeuvring Areas".</p>
<p><b>PC 12 Electricity</b> Each lot is provided with an adequate supply of electricity.</p>	<p><b>AS 12.1</b> Each lot is connected to the reticulated electricity supply.</p>
<p><b>PC 13 Electricity transmission Line Easement –Separation Distance</b> Habitable rooms and child oriented uses are separated from electricity easements to ensure community safety.</p>	<p><b>AS 13.1</b> Habitable rooms and child oriented uses maintain a minimum separation distance from the most proximate boundary of an Electricity transmission line easement in accordance with Schedule 3: "Powerline/Electricity Easements".</p>
<p><b>PC 14 Water Supply</b> Each lot has an adequate volume and supply of water, which is also adequate for fire fighting purposes.<sup>41</sup></p>	<p><b>AS 14.1</b> Each lot is connected to Council's reticulated water supply system by the applicant in accordance with Schedule 4: "Standards for Water Supply".</p>
<p><b>PC 15 Effluent Disposal</b> Each lot provides for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p><b>AS 15.1</b> Each lot is connected to Council's reticulated sewerage system, by the applicant, in accordance with Schedule 5: "Standards for Sewerage Supply".</p>

<sup>41</sup> This does not include a water allocation from State Government

<p><b>PC 16 Stormwater</b> Stormwater is collected and discharged so as to:</p> <ul style="list-style-type: none"> <li>(a) protect the stability of buildings or use of adjacent land; and</li> <li>(b) protect and maintain environmental values.</li> <li>(c) to ensure that safety and efficiency on the state-controlled roads is not compromised.</li> </ul>	<p><b>AS 16.1</b> Stormwater is collected and discharged in accordance with Schedule 6: "Standards for Stormwater Drainage".</p>
<p><b>PC 17 Vehicle Access</b> Vehicle access is provided to each lot to ensure safe and functional operation for motorists and pedestrians.</p>	<p><b>AS 17.1</b> Each lot has vehicle access to a formed road. Access is to be designed and constructed, by the applicant, in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".</p>
<p><b>PC 18 Roads, Firebreaks and Fire Maintenance Trails</b> Adequate all weather road access is provided between each lot and the existing road network.</p> <p>In high and medium bushfire hazard areas, adequate road access is provided for fire fighting/other emergency vehicles and for safe evacuation.</p>	<p><b>AS 18.1</b> Roads are designed and constructed by the applicant, in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".</p> <p>For lots in high and medium bushfire hazard areas as identified on Planning Scheme Map R4 – Bushfire Hazard Areas:</p> <p><b>AS 18.2</b> Roads, firebreaks and fire maintenance trails are designed and constructed by the applicant in accordance with Schedule 12: "Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails".</p>
<p><b>PC 19 Excavation and Filling</b> Excavating or filling of land:</p> <ul style="list-style-type: none"> <li>(a) ensures safety and amenity for each lot and for land in close proximity;</li> <li>(b) minimises soil erosion; and</li> <li>(c) limits detrimental impacts on water quality.</li> </ul>	<p><b>AS 19.1</b> Excavation or filling is undertaken in accordance with Schedule 7: "Standards for Construction Activities".</p>
<p><b>PC 20 Construction Activities</b> Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p><b>AS 20.1</b> During construction, soil erosion and sediment is controlled in accordance with Schedule 7: "Standards for Construction Activity".</p>
<p><b>PC 21 Bushfire Hazard Area</b> Reconfiguring a lot maintains the safety of people and property by avoiding areas of High or Medium Bushfire Hazard or mitigating the risk through the provision of firebreaks.</p>	<p><b>AS 21.1</b> Reconfiguring a lot is not undertaken in Bushfire Hazard areas as identified as High or Medium Hazard on Planning Scheme Map R4 – Bushfire Hazard Areas.</p>

## 6.0 PART 6 – OVERLAYS

### *Division 1- Flood Hazard Overlay*

#### 6.1 Description of the Flood Hazard Overlay

The Balonne Shire Council area is subject to regional flooding. The Shire recently experienced major flooding in March 2010, January 2011 and in February 2012. These flooding events resulted in significant impacts to people, property and the natural landscape as well as the evacuation of residents in the area.

The Flood Hazard Overlay (refer to Map R8) identifies the areas subject to actual and potential flood hazard throughout the Shire. It has been compiled from a range of sources, including:

- (a) Flood Study information prepared for Council for the town of St George in March 2014;
- (b) Flood Study information prepared for the Queensland Government as part of the Queensland Flood Mapping Program for the towns of Bollon, Dirranbandi, Mungindi and Thallon in 2013;
- (c) Area of potential floodplain extent derived from the Queensland Floodplain Assessment Overlay prepared by the Queensland Government in 2012 that have been locally verified by Council.

The Defined Flood Event (DFE) for the towns specified above is the 1% Annual Exceedance Probability (AEP) flood event, and detailed information on this flood event including flood depth, velocity and hazard is available on Map R8 for these specific towns (represented by the Flood Hazard Areas bounded in green). The area of potential floodplain extent identified on Map R8 does not represent an AEP and therefore is not considered a DFE, however it is still used to trigger consideration of certain development against the Flood Hazard Overlay Code.

#### 6.2 Assessment tables for Flood Hazard Overlay

There are no assessment tables for the Flood Hazard Overlay. The level of assessment and assessment criteria identified per development type in Tables 1 – 4 of Section 4 Zones are not altered by this overlay.

#### 6.3 Applicability of the Flood Hazard Overlay Code

The Flood Hazard Area Overlay Code applies to self-assessable and assessable development under the planning scheme prescribed by a level of assessment table in a zone and involving land wholly or partially within the Flood Hazard Overlay identified on Map R8.

#### 6.4 Compliance with the *Building Regulation 2006*

For the purpose of triggering the relevant Queensland Development Code (QDC) requirements for building in flood hazard areas, this Overlay represents the following determinations in accordance with section 13 of the *Building Regulation 2006* (BR 2006):

- (a) Designates the areas for which there is detail flood information (including flood depth, velocity and hazard) as per the areas bounded by green on Maps R8 B1a-d, B3a-d, C2a-d, and C3a-h as Flood Hazard Areas (FHA) for the purposes of the BR 2006;
- (b) Declares the following for these FHAs:

- 
- (i) The defined flood level and Defined Flood Event (DFE) for each FHA is that of the 1% Annual Exceedance Probability (AEP) flood event;
  - (ii) maximum flow velocity of water for the above flood event as expressed on x-x (which identify areas subject to less than 1.5 metres per second) for each FHA;
  - (iii) finished floor level of class 1 buildings built in all or part of the FHAs – expressed as the Minimum Habitable Finished Floor Level (which includes freeboard) on Maps B1b, B3b, C2b, C3b and C3f.

The above determinations trigger the requirement for building works within the FHAs to address the requirements of Mandatory Part 3.5 Construction of buildings in flood hazard areas of the QDC.

### **6.5 Compliance with the Flood Hazard Area Overlay Code**

The provisions in sections 6.4 and 6.5 of this division comprise the Flood Hazard Overlay Code.

The Code must be considered together with other relevant planning scheme codes that are applicable to the subject development - the Town Zone Code (where applicable to the subject development) will apply to the extent of any inconsistency with the Flood Hazard Overlay Code.

### **6.6 Overall Outcomes of the Flood Hazard Area Overlay Code**

- (1) The purpose of the Flood Hazard Overlay Code is to:
  - (a) provide for the assessment of the suitability of development in the Flood Hazard Overlay area to ensure that risk to life, property, community, economic activity and the environment during flood events is minimised; and
  - (b) ensure that development does not increase the potential for flood damage on-site or to other property.
- (2) The overall outcomes of the Flood Hazard Overlay Code are:
  - (a) the development siting, layout, and access responds to the risk of the flood hazard and minimises risk to personal safety;
  - (b) the development is resilient to flood events by ensuring siting and design accounts for the potential risks of flood hazards to property;
  - (c) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
  - (d) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the flood hazard and does not significantly increase the potential for damage on the site or to other properties;
  - (e) the development avoids the release of hazardous materials as a result of a flood event; and
  - (f) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas.

### **6.7 Performance Criteria and Acceptable Solutions of the Flood Hazard Overlay Code**

The Performance Criteria for the Flood Hazard Overlay Code are included in column 1 and the acceptable solutions are included in column 2 of Table 9.

**PERFORMANCE CRITERIA AND ACCEPTABLE SOLUTIONS  
FOR THE FLOOD HAZARD OVERLAY CODE<sup>2</sup>**

**TABLE 9**

Performance Criteria	Acceptable Solution
<p><b>PC 1 Built form</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>AS1.1</b> Habitable floors (including extensions and/or redevelopment) are built to at least the Minimum Habitable Finished Floor Level (MHFFL) specified for the subject lot.</p> <p><i>Note: Refer to Maps R8 B1b, B3b, C2b, C3b and C3f – Minimum Habitable Finished Floor Levels. For the avoidance of doubt, the freeboard allocated (0.55m within designated Flood Hazard Areas) includes an allowance (0.25m) for the underside of the lowest component of flooring used (such as the underside of floor bearers or suspended slab) to also be constructed above floodwaters.</i></p> <p><b>AS1.2</b> The design and layout of buildings used for residential purposes minimise risk from flooding by providing parking and other low intensity, non-habitable uses at ground level.</p> <p><i>Note: The highset 'Queenslander'-style house is a resilient low-density housing solution in floodplain areas. The use of floor area below the MHFFL for non-habitable use is acceptable (such as for storage, car garaging, laundries or bathrooms) where residents are aware of the risk of loss of this property from flood inundation and the possible implications for increased insurance premiums. It is acceptable for a slab to be placed underneath a high-set dwelling for non-habitable purposes.</i></p> <p><i>Note: Higher density residential development should also ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.</i></p> <p><b>AS1.3</b> The maximum building height for a dwelling house is 8.5m.</p> <p><i>Note: Refer to Figure 1 for indicative built form for St George, and Figure 2 for indicative built form for Bollon.</i></p> <p><b>AS1.4</b> The maximum site coverage for residential outbuildings does not exceed 5% of the total site area.</p> <p><i>Note: The Queensland Development Code specifies acceptable setbacks from property boundaries. Residents must also be aware of the risk of property loss associated with developing residential outbuildings in areas subject to flood.</i></p> <p><b>AS1.5</b> Boundary fences do not impede the flow of floodwater.</p> <p><i>Note: Fences should be designed to allow flow of floodwaters but remain in situ so as not to create a hazard.</i></p> <p><b>AS1.6</b> Non-residential uses and structures:</p> <p>a) are built above the minimum habitable finished floor level; or</p>

<sup>2</sup> The relevant building assessment provisions under the *Building Act 1975* apply to all building work within the Flood Hazard Areas identified on Map R8 and must take account of the flood potential within these areas.



	<p>b) allow for flow through of flood waters.</p> <p><b>AS1.7</b> Materials stored on-site:</p> <ol style="list-style-type: none"> <li>are those that are readily able to be moved in a flood event;</li> <li>where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</li> </ol> <p><i>Note: Non-residential uses and structures need not comply with the minimum habitable finished floor levels for non-habitable rooms/areas, however in this instance businesses should be aware of the flood risk they are subject to. To help mitigate this risk businesses should ensure that they have the necessary continuity plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). Advice on the use of flood resilient building materials is also available from Building Codes Queensland<sup>3</sup>.</i></p>
<p><b>PC 2 Development siting and layout</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>Where not located in Limited Residential Precinct<sup>4</sup></b></p> <p><b>AS2.1</b> New lots are:</p> <ol style="list-style-type: none"> <li>located outside the overlay area;</li> <li>are demonstrated to be above the flood level<sup>5</sup> identified for the site; or</li> <li>located on the highest part of the site to minimise entrance of floodwaters.</li> </ol> <p><i>Note: If part of the site is outside the Flood Hazard Overlay, this is the preferred location for all lots (excluding park or other relevant open space and recreation lots).</i></p> <p><i>Note: Buildings subsequently developed on the lots created will need to comply with the relevant building assessment provisions under the Building Act 1975.</i></p> <p><b>AS2.2</b> Road and/or pathway layout ensures residents are not physically isolated from the adjacent flood free urban areas<sup>6</sup> and provides a safe and clear evacuation route path:</p> <ol style="list-style-type: none"> <li>by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and</li> <li>by direct and simple routes to main carriageways that allow trafficable access up to a maximum flood depth of 300mm.</li> </ol> <p><b>AS2.3</b> Signage is provided on site (regardless of whether land is in public or private ownership):</p> <ol style="list-style-type: none"> <li>indicating the position and path of all safe evacuation routes off the site; and</li> <li>if the site contains or is within 100m of a</li> </ol>

<sup>3</sup> Refer to

<http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf>

<sup>4</sup> Refer to Town Zone Code – Part C for provisions regarding development within the Limited Residential Precinct.

<sup>5</sup> Identified on Maps R8 B1a, B3a, C2a, C3a and C3e.

<sup>6</sup> It is important to ensure that new reconfigurations are not isolated from other urban areas in the event of a flood.



	<p>floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.</p>
<p><b>PC 3 Effects on flood behaviour</b> Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level, and does not increase the potential for flood damage either on site or on other properties<sup>7</sup>.</p>	<p><b>AS3.1</b> Development does not block or divert floodwaters in a manner that increases flood level or velocity on site or on other properties.</p> <p><i>Note: Berms/mounds are considered to be an undesirable built form outcome and are not supported.</i></p> <p><b>AS3.2</b> Works do not involve any physical alteration to a watercourse or floodway including vegetation clearing.</p> <p><b>For operational works where located within the Residential Precinct or Limited Residential Precinct</b></p> <p><b>AS3.3</b> Development involves no net increase in filling on site.</p> <p><i>Note: Fill associated with building work must comply with the relevant sections of the building assessment provisions. Sopsite compensatory cut and fill would achieve the 'No net increase' requirement.</i></p> <p><b>For operational works in all other zones/precincts</b></p> <p><b>AS3.4</b> Works (including buildings and earthworks) either:</p> <ul style="list-style-type: none"> <li>a) do not involve a net increase in filling greater than 500m<sup>3</sup> (compacted); or</li> <li>b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>c) do not change flood characteristics outside the subject site in ways that result in:             <ul style="list-style-type: none"> <li>i. loss of flood storage;</li> <li>ii. loss of/changes to flow paths;</li> <li>iii. acceleration or retardation of flows; or any reduction in flood warning times elsewhere on the floodplain.</li> </ul> </li> </ul>
<p><b>PC 4 Hazardous materials</b> Development avoids the release of hazardous materials or contaminants into floodwaters.</p>	<p><b>Material Change of Use</b></p> <p><b>AS4.1</b> Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on</p>

<sup>7</sup> For assessable development located within the Flood Hazard Overlay, Council may require the applicant to submit a hydraulic and hydrology report, prepared by a suitably qualified professional, identifying the relevant 1% AEP flood event for the site (where not identified on Map R8) which demonstrates that the development:

- a) maintains the flood storage capacity on the subject site; and
- b) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and
- c) does not increase stormwater ponding on sites upstream, downstream or in the general vicinity of the subject site.

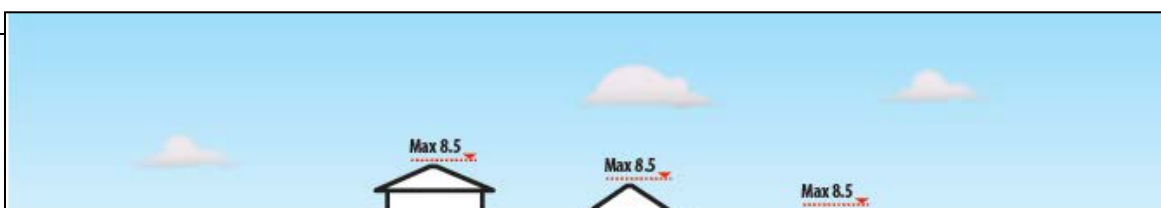
	<p>the environment if discharged in a flood event;</p> <p><b>OR</b></p> <p><b>AS4.2</b> Where a MHFFL is adopted (refer to Maps R8 B1b, B3b, C2b, C3b and C3f), structures used for the manufacture or storage of hazardous materials are:</p> <ul style="list-style-type: none"> <li>a) located above the MHFFL level; or</li> <li>b) designed to prevent the intrusion of floodwaters.</li> </ul> <p><b>AS4.3</b> If a specific MHFFL for the site is not adopted<sup>8</sup>, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and are designed to prevent the intrusion of floodwaters.</p> <p><i>Note: Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.</i></p>
<p><b>PC 5 Disaster management responses</b> The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p><b>AS5.1</b> Development does not:</p> <ul style="list-style-type: none"> <li>a) increase the number of people calculated to be at risk from flooding;</li> <li>b) increase the number of people likely to need evacuation;</li> <li>c) shorten flood warning times; and,</li> <li>d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.</li> </ul>
<p><b>PC 6 Community infrastructure</b> Development involving community infrastructure (defined as Sensitive Land Uses and Community Oriented Uses under this Scheme):</p> <ul style="list-style-type: none"> <li>a) remains functional to serve community need during and immediately after a flood event;</li> <li>b) is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes;</li> <li>c) retains essential site access during a flood event;</li> <li>d) and is able to remain functional even when other infrastructure or services may be compromised in a flood event;</li> </ul>	<p><b>Where not located within the Resilient Residential Precinct</b></p> <p><b>AS6.1</b> Sensitive Land Uses and Community Oriented Uses are not located on land inundated during a 1% AEP flood event.</p> <p><b>OR</b></p> <p><b>AS6.2</b> Sensitive Land Uses and Community Oriented Uses incorporate an area on site above the MHFFL with sufficient space to accommodate the likely population of the development in safety for a relatively short time until flooding subsides or people can be evacuated.</p> <p><b>AND</b></p> <p><b>AS6.3</b> Sensitive Land Uses and Community Oriented Uses have direct access to low hazard evacuation routes as defined in <b>Table 10</b>.</p> <p><b>AND</b></p> <p><b>AS6.4</b> Any components of infrastructure that are</p>

<sup>8</sup> Council may request a site-specific MHFFL be identified based on the 1%AEP flood event where the MHFFL outside the Flood Hazard Areas identified on Maps R8 B1b, B3b, C2b, C3b and C3f are not suitable.

	<p>likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:</p> <ul style="list-style-type: none"> <li>a) located above the MHFFL for the site;</li> <li>b) designed and constructed to exclude floodwater intrusion/infiltration;</li> </ul> <p><b>AND</b></p> <p><b>AS6.5</b> Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.</p> <p><b>AS6.6</b> The following uses are not located on land inundated during a 0.5% AEP flood event</p> <ul style="list-style-type: none"> <li>a) emergency shelters; and</li> <li>b) police facilities.</li> </ul> <p><b>AS6.7</b> The following uses are not located on land inundated during a 0.2% AEP flood event</p> <ul style="list-style-type: none"> <li>a) correctional facilities;</li> <li>b) emergency services;</li> <li>c) power stations; and</li> <li>d) major switch yards.</li> </ul>
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**INDICATIVE BUILT FORM FOR ST GEORGE**

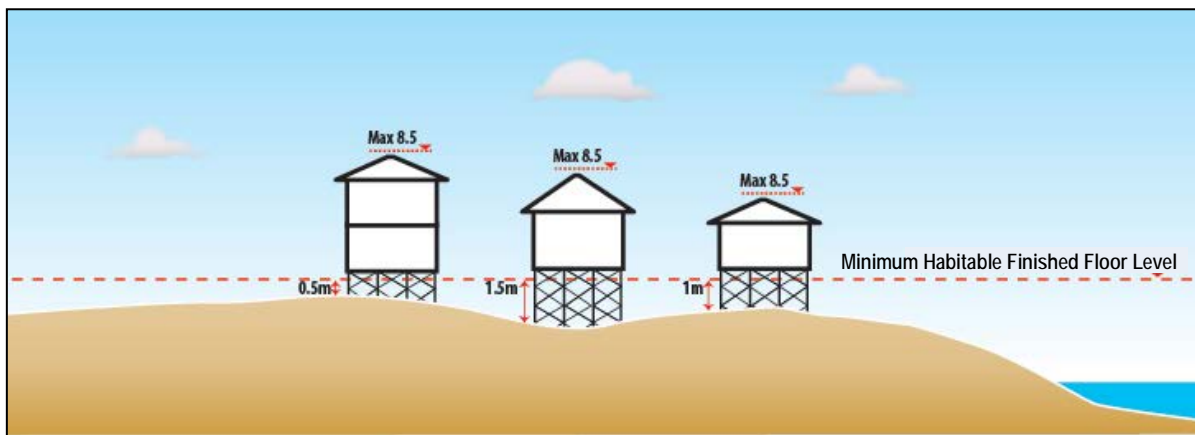
**FIGURE 1**



Note that the Minimum Habitable Finished Floor Level remains constant, regardless of the natural ground level changes at the subject site. The maximum building height of 8.5m is relative to the natural ground level at the subject site.

### INDICATIVE BUILT FORM FOR BOLLON

FIGURE 2



Note that the Minimum Habitable Finished Floor Level remains constant, regardless of the natural ground level changes at the subject site. The maximum building height of 8.5m is relative to the natural ground level at the subject site.

### SPECIFICATION FOR LOW HAZARD EVACUATION ROUTES

TABLE 10

Criteria	Degree of Flood Hazard			
	Low	Medium	High	Extreme
Wading ability	If necessary children and the elderly could wade. (Generally, safe wading velocity depth product is less than 0.25.)	Fit adults can wade. (Generally, safe wading velocity depth product is less than 0.4.)	Fit adults would have difficulty wading. (Generally, where wading velocity depth product is less than 0.6.)	Wading is not an option.
Evacuation distances	< 200 metres	200 – 400 metres	400 – 600 metres	> 600 metres
Maximum flood depths	< 0.3 metres	< 0.6 metres	< 1.2 metres	> 1.2 metres
Maximum flood velocity	< 0.4 metres per second	< 0.8 metres	< 1.5 metres	> 1.5 metres
Typical means of egress	Sedan	Sedan early, but 4WD or trucks later	4WD or trucks only in early stages, boats or helicopters	Large trucks, boats or helicopters
Timing <b>Note: This category cannot be implemented until evacuation times have been established in the Counter Disaster Plan (flooding).</b>	Ample for flood forecasting. Warning and evacuation routes remain passable for twice as long as evacuation time.	Evacuation routes remain trafficable for 1.5 times as long as the evacuation time.	Evacuation routes remain trafficable for only up to minimum evacuation time.	There is insufficient evacuation time.

**Note:** *The evacuation times for various facilities or areas would (but not necessarily) be included in the Counter Disaster Plan (flooding).*

*Generally, safe wading conditions assume even walking surfaces with no obstructions, steps, soft underfoot, etc.*

## 6.0 PART 7- SCHEDULES

### Schedule 1 - Dictionary

**Terms defined in the IPA have the same meaning as in the IPA.**

Where any term used in this planning Scheme is not herein defined but is defined in the Act or a Local Law, or any other existing legislation, the term shall, for the purposes of this planning scheme, and unless the context otherwise indicates or requires, have the meaning assigned to it by the Act, Local Law or any other existing legislation.

**"Accommodation Units"** means any premises comprising an integrated development of dwelling units and/or rooming units. The term includes multiple dwelling units, retirement villages and apartment houses.

**"Access"** is the practical means of entry onto an allotment from a constructed road which abuts the frontage thereof or, where approved by the Council, such means of entry by way of easement.

**"Advertising Sign"** means a form of signage advertising the business on which the sign is situated.

**"Advertising Hoarding"** means a form of signage advertising a business or product that is not related to the land on which it is situated.

**"Agriculture"** means any premises used for the growing and harvesting of crops, pastures, flowers, fruit, vegetables and the like. The term includes horticulture, the growing and harvesting of plantation timber on private land (i.e. farm forestry) and the storage and packing of produce grown on the same site. The term does not include domestic horticulture or native timber harvesting.

**"Ancillary use"** refers to a use which is associated with, but incidental and subordinate to another use.

**"Building line"** means a line designated in accordance with a permit or other statutory requirement beyond which a building shall not encroach.

**"Camping Ground"** means any land, building or other structure used or intended to be used for holiday and recreational purposes which involves primarily the setting up and use of tents for temporary accommodation. The term includes any ancillary amenity building but does not include a caravan park as herein defined.

**"Caravan Park"** means any premises used for the parking and/or siting of caravans and/or relocatable homes for the purpose of providing accommodation. The term includes the use of camping areas and cabins for short term accommodation where such camping areas and cabins are ancillary to the caravan park use. The term also includes any manager's office and residence, any amenity buildings and recreation and entertainment facilities which cater exclusively for the occupants of the caravan park.

**"Caretaker's Residence"** means a dwelling unit used or intended for use by the proprietor, manager or caretaker of premises used or intended for use for business, commercial, industrial, sporting, recreation, or accommodation purposes on the same site. The term includes the use of the caretaker's premises by the family of the proprietor, manager or caretaker.

**"Catering Shop"** means any premises used for any of the following purposes or any like purpose:

Cafe  
Kiosk

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Restaurant

Take away food shop  
Tea room

**“Cattery or kennel”** means premises used for boarding, breeding, keeping or training of cats or dogs for business purposes or for their impoundment.

**“Cattle Feed Lot”** means feeding cattle prepared or manufactured stockfeed at levels greater than necessary for survival in a confined area having a capacity of:

- (i) 150 or more standard cattle units;
- (ii) Other in accordance with Environmental Protection Regulations 1998 –Schedule 1(2)

**“Child Care Centre”** means premises used or intended for use for the minding or care, but not residence of children: The term includes a kindergarten, crèche, or pre-school.

**“Child Oriented Uses”** includes the following:

Child Care Centre;  
Home-Based Business –providing home based child care service; and  
Educational Establishment

**“Commencement”** means the day upon which the Council has adopted this planning scheme in accordance with the Act.

**“Commercial Premises”** means displaying or offering goods or services for sale by retail or for other business, professional, entertainment or commercial recreational purposes, unless otherwise defined in this planning scheme.

**“Commercial Activities”** means premises used for activities involving the provision of goods, food services or entertainment; including

Catering Shop;  
Commercial premises;  
Hotel  
Profession office  
Shop; and  
Tourist Facility

**“Community Use”** means use of premises for the provisions of cultural, social or community services, eg. community centre, community hall, youth club, library, church or public building.

**“Community Orientated Uses”** means premises used for activities involving the provision of social, cultural, educational, community, infrastructure, hospital, cemeteries, crematorium and government services including:

Child Care centre  
Educational Establishment;  
Place of Worship; and  
Public utility.

**“Council”** means the Council of the Shire of Balonne.

**“Curtilage”** means the area of land appurtenant to a building or other structure.

**“Dual Occupancy”** means any premises used as two (2) only dwelling units which are attached.

**“Dwelling House”** means any separate premises used as a single detached dwelling unit. The term includes removal homes. The term does not include caretaker's residences, caravans or relocatable homes, or a dwelling unit comprising part of a dual occupancy or accommodation units.

**"Dwelling Unit"** means habitable rooms and other spaces used or intended for use as a self-contained unit to accommodate one household.

**"Educational Establishment"** means any premises used for any of the following purposes, or any like purpose (whether or not residential accommodation and ancillary uses are provided for the users of such premises):

Academy	Kindergarten
Agricultural college	Lecture hall
Art gallery	Library
Child care centre	Museum
College	Pre-school
Convent	School
Cultural centre	Sheltered workshop
Institute of advanced education	Technical college
Institute of technology	University

**"Extractive Industry"** means any premises used for the winning or treatment on the land or on adjacent land, of gravel, rock, sand, soil, stone, or other similar materials. The term does not include the removal of materials authorised by Section 32(13) of Local Government Act 1993, or mining within the meaning of the Mineral Resources Act 1989.

**"Flood Hazard Area"** means premises included in the areas defined in green on Maps R8 R8 B1a, B3a, C2a, C3a and C3e for the purposes of the *Building Regulation 2006*. For the avoidance of doubt, the Flood Hazard Area is included within the broader area defined as the Flood Hazard Overlay.

**"Forestry"** means any land, building or other structure used or intended for use for the planting, growing and harvesting of trees as a commercial venture.

**"Gross Floor Area"** means the sum of the floor areas (inclusive of all walls, columns and balconies, whether roofed or not) of all storeys of every building located on a site, excluding the areas (if any) used for building services, a ground floor public lobby, a public mall in a shopping centre, and areas associated with the parking, loading and manoeuvring of motor vehicles.

**"Habitable Room"** means a room that is designed, constructed or adapted for the activities normally associated with domestic living, and for this purpose:

- (i) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, sunroom, and the like; and
- (ii) excludes, in addition to bathrooms, laundries, water closets, and the like, such rooms or spaces as food storage pantries, walk-in wardrobes, corridors, enclosed verandahs, hallways, lobbies, photographic darkrooms, clothes drying rooms and office spaces of a specialised nature occupied neither frequently nor for extended periods

**"Health Care Premises"** means any premises used as a maternal and child welfare centre, an x-ray centre or a district clinic, or for the providing of professional services of a physiotherapist, medical practitioner, dentist, psychiatrist, or chiropractor or other health services, but does not include hospitals.

**"Home-Based Business"** means a business conducted within the curtilage of a dwelling unit, where the person responsible for the business is a resident of that dwelling unit.

**"Household"** means a person living alone or two or more persons who live together.

**"Host Home Accommodation"** means any premises where the owner or host resides on the premises on a full time basis, and provides accommodation for visitors. The term includes bed and breakfasts,



and accommodation provided in conjunction with the use of the premises for agriculture or animal husbandry.

**"Hotel"** means any premises licensed under the Liquor Act 1992 primarily used for the sale of liquor for the consumption on site. When provided in conjunction with the hotel, the term includes a bottle shop, dining facilities and short term accommodation, but does not include any other shop or indoor entertainment.

**"Indoor Recreation"** means any

Amusement hall	Gymnasium
Bazaar	Meeting hall (including places of worship)
Billiard saloon	Music hall
Bowling centre	Premises specified in a Cabaret License issued under the Liquor Act 1992
Cinema	School of art
Circus (indoor)	Side show (indoor)
Club (non-residential)	Skating rink (indoor)
Concert hall	Squash court
Court (covered) Covered swimming pool	Stadium (indoor)
Entertainment machines (more than two)	Theatre (indoor)
Exhibition	

The term includes ancillary activities such as kiosk or beverage bar but does not include hotels.

**"Industrial Activities"** means premises used for activities involving the manufacture, production, servicing, storage and distribution of goods, articles, equipment or vehicles including:

- (i) Extractive industry;
- (ii) Industry;
- (iii) Noxious or Offensive Industry;
- (iv) Service Station;
- (v) Storage Facility; and
- (vi) Transport Terminal

**"Industry"** means any premises used for any of the following operations:

- (i)
  - (a) any manufacturing process whether or not such process results in the production of a finished article; or
  - (b) the breaking up or dismantling of any goods or any goods or any articles for trade, sale or gain, as ancillary to any business; or
  - (c) repairing and servicing of articles including vehicles, machinery, buildings or other structures, laundering of articles but not including on-site work on buildings or other structures; or
  - (d) any operation connected with the installation of equipment and services and the extermination of pests but not including on site work on buildings or other structures or land; or
  - (e) treating waste material; or
  - (f) the storage or sale of any solid, liquid or gaseous fuel where such storage is not for a purpose separately defined herein; or
  - (g) any process of testing and analysis; and
- (ii) when conducted on the same land as any of the above operations-
  - (a) the storage of goods used in connection with or resulting from any of the above operations; or
  - (b) the provision of amenities for persons engaged in such operations; or
  - (c) the sale of goods, resulting from such operations; or
  - (d) any work of administration or accounting in connection with such operations.

The term does not include extractive industry or other use defined separately in this section:

“Low Impact Industry” - means any industrial activity which is not classified as an environmentally relevant activity by the Environmental Protection Act 1994 or which is a level 1 or 2 ERA and is devolved to Council, and which in the opinion of Council is unlikely to:

- (i) cause any interference with the amenity of adjoining areas as a result of traffic generation, hours of operation, appearance, the emission of noise, vibration, light, odours, fumes, steam, soot, ash, dust, waste products, electrical interference or otherwise;
- (ii) impose a load on any public utility greater than that which is required for the normal development of the locality in which the industry is carried on; and
- (iii) result in impacts beyond the boundaries of the site due to the materials or processes involved or the products or wastes produced;

The term includes:

- (a) the ancillary storage of flammable or combustible liquids in accordance with the Building (Flammable and Combustible Liquids) Regulation, but not in quantities that would require licensing under that regulation; and
- (b) activities commonly referred to as service trades or service industry;

“Medium Impact Industry” - means any industrial activity not being a Low Impact Industry or High Impact Industry as defined herein.

“High Impact Industry” - means any activity which is classified by the Environmental Protection Act 1994 as a level 1 environmentally relevant activity that has not been devolved to local government, or any activity which is not classified as level 1 environmentally relevant activity but which:

- (a) are likely to result in material environmental harm (as defined in the Environmental Protection Act 1994), due to the materials or processes involved or the products or wastes produced;
- (b) are likely to generate noise greater than Labg.T +5db(A) at any boundary of the site; or
- (c) require a licence under the Building (Flammable and Combustible Liquids) Regulation and are within 200m of land zoned Urban or Rural Residential.

The term includes activities commonly referred to as noxious, hazardous, or offensive industries and salvage yards.

**“Intensive Animal Industry”** means the use of premises including buildings, structures, pens, storage areas and effluent treatment areas for commercial or other non domestic activities involving the breeding, keeping or depasturing of animals where the animals:

- a. are reliant on prepared or manufactured feed for production purposes<sup>42</sup>; and/or
- b. are temporarily held pending transportation or marketing.

The term includes the use of premises for purposes such as:

- (a) Aquaculture
- (b) Dairy
- (c) Commercial Livestock Dip
- (d) Cattle Feed Lot
- (e) Piggery
- (f) Stable
- (g) Cattery
- (h) Kennel
- (i) Commercial Stockyard.

**“Mean Building Height”** means that point of a building measured from finished ground level to the highest ridgeline of the building (eg. roof or parapet).

**“Minimum Habitable Finished Floor Level”** is an AHD height (m) representing the defined flood level plus 0.55m freeboard are identified on Maps B1b, B3b, C2b, C3b and C3f. Areas outside the Flood

Hazard Areas on these maps but within the Flood Hazard Overlay have a default Minimum Habitable Finished Floor Level 1m above natural ground which may be altered with more detailed site-based flood information.

**"Minor building work"** means building work:

- (i) to which the provisions of the Building Code of Australia do not apply because the work does not have structural or fire safety significance; or
- (ii) which results in an increase in the existing gross floor area by the lesser of 50m<sup>2</sup> or 10%, whichever is the lesser.

<sup>42</sup> Excluding supplemental feeding for weaning purposes or for emergency purposes.

**"Motel"** means any premises used for temporary accommodation of travellers and the motor vehicles used by them and includes, if provided, any restaurant, office and/or manager's residence on the same site. The term also includes boarding-houses, guest houses, hostels, unlicensed hotels, serviced rooms, student accommodation, or any similar use.

**"Net density"** means, for the purposes of residential subdivision, the number of lots per hectare of land exclusive of public roads, open space and other service areas. Such density is calculated on the assumed basis of 75 percent of the total area of land proposed to be subdivided.

**"Noxious or Offensive Industry"** means an industry where:

- (a) the use of premises causes detriment to the amenity of the area by reason of the emission of noise or vibration; and
- (b) the process involved in the method of manufacture or the nature of the materials or goods which are used, produced or stored;
- (c) causes fumes, vapours or gases or discharges dust, foul liquid, blood or other impurities; or
- (d) constitutes a danger to persons or premises.

**"Open Space and Recreation Activities"** means premises used for activities involving sport, active or passive recreation including:

- (a) Indoor Sport; and
- (b) Outdoor Sport.

**"Off-street Carpark"** means any premises used solely for the temporary parking or temporary storage of motor vehicles.

**"Park"** means the use for recreational and/or conservation purposes of land which is normally open to the public with or without charge and includes any vehicle parking areas associated therewith. The term includes a children's playground and a sports field or outdoor court.

**"Piggery"** means any premises used for the keeping, pasturing, feeding or watering of pigs, or the disposal of wastes so produced where the number of pigs exceeds ten (10).

**"Place of Worship"** means premises used for the public, religious and associated social and recreational activities of a religious organisation whether or not those premises are also used for religious instruction but does not include Child Care Centre or Educational Establishment.

**"Premises"** has the meaning of the Integrated Planning Act 1997.

**"Professional Office"** means any premises used or intended for use for the provision of professional services or the giving of professional advice by any person qualified and professionally registered to practice or carry out the business or occupation, or by companies practicing or carrying on the business of any of the professions included in but not limited to the following list:

Accountants	Consultants (not associated with equipment sales)
Actuaries	Debt collectors
Advertising consultants/agents	Draftsmen
Analysis –market, systems	Engineers – chemical, civil, communication, deigning, electrical, mechanical, structural
Architects	Geologists
Artists –commercial, teachers	Landscape architects
Attorneys –patent	Photographers
Auditors	Planners –regional, city, town and country
Authors	Solicitors
Barristers	Surveyors – aircraft, building, engineering, health, marine, mining, quantity, registered, ship
Cartographers	Teachers (other than a dancing teacher or a music teacher)
Consuls	Valuers

**“Public Utility”** means the use of premises for any public utility undertakings by Council, or other agency or organisation providing community infrastructure including:

- (i) the conveyance of water, sewerage and stormwater drainage;
- (ii) the reticulation of electricity or gas;
- (iii) the collection of garbage;
- (iv) the provision and maintenance of roads, directional signs and traffic control devices; and
- (v) public transport facilities, including railways, other than depots, workshops, offices or Transport Terminals.

The term does not include Telecommunications facility.

**“Refrigerated Animal Carcass Storage”** means refrigerated containers set up to receive and store carcasses of animals.

**“Residential Activities”** mean premises used for the activities involving the accommodation of persons, including:

- Accommodation Units;
- Host Home Accommodation;
- Caretakers Residence;
- Dwelling House;
- Home –Based Business; and
- Multiple Dwelling

**“Residential Outbuilding”** means any premises constructed or placed on an allotment with or without a dwelling house and which constitutes the following uses:

- (a) A Class 10 building according with the classification of building under the Australian Building Code or
- (b) any roofed structure (whether fixed or moveable) wholly or partly enclosed by walls which is not classified as Class 1 to 10 inclusive, where a building is erected with or without a valid building approval;

The term includes sheds, garages and shipping containers.

**"Rooming Unit"** means any part of a building used or intended for use to accommodate one household but which is not a self-contained unit.

**“Sensitive Land Uses”** includes: Accommodation Units, Bed and Breakfast premises, Child Care Centre, Dwelling House, Educational Establishment, Home Based Business providing home-based child care service, Dual Occupancy, Tourist Facility and includes land in the Town Zone.

**"Service Station"** means any premises used for the sale by retail of petrol and automotive distillate or any derivatives, capable of use in internal combustion engines; and for all or any of the following purposes, namely:

- (i) The fuelling of motor vehicles involving the sale by retail of motor fuel;
- (ii) The following activities when carried out in connection with the fuelling of motor vehicles: the sale by retail of petroleum products, automotive parts and accessories and goods for the comfort and convenience of travellers; and the servicing and minor repairs of motor vehicles.

The term does not include Shop or Industry.

**"Shop"** means any premises not exceeding a gross floor area of 250 square metres and comprising one or more traders or occupiers used for the purpose of displaying or offering goods for sale or hire to the public or for the rendering of personal services to the public. The term includes ancillary storage of

goods and administration and accounting activities. The term does not include commercial premises, hotel, industry, retail showroom or shopping centre as herein defined.

**“Shopping Centre”** means any premises used or intended for use as a shop or group of shops in the form of an integrated development having a gross floor area exceeding 250 square metres but less than that which constitutes a major shopping development as herein defined, whether or not such building is also used or intended for use for any one or more of the following purposes:

- (i) Commercial premises
- (ii) Food outlet
- (iii) Service industry
- (iv) Restaurant
- (v) Health care practice
- (vi) Other like uses

A major shopping development is defined as a development that includes or comprises:

- (i) The use of land exceeding 1 hectare in area; or
- (ii) The erection and use of any building or other structure of a gross floor area exceeding 4 000 square metres.

**"Showroom"** means any premises used for the display and/or sale of large and/or bulky items such as agricultural equipment, boats, caravans, electrical goods, furniture, hardware, motor vehicles or the like. The term includes any area used for the ancillary use of selling of spare parts and the carrying out of repairs, servicing and detailing. The term does not include shops;

**“Site”** means any land on which development is carried out or is proposed to be carried out whether such land comprises:

- (i) the whole of any one lot, or parcel of land;
- (ii) only part of one lot;
- (iii) more than one lot where each lot is contiguous with the other or another lot;
- (iv) conjointly used lands which are not adjoining lands;

**“Storage Facility”** means premises used for the storage of goods, including the selling of those goods by wholesale. The term includes storage activities such as a builder’s yard or construction contractor’s yard, a truck, vehicle or plant parking depot. The term also includes the following activities when carried out in connection with a storage activity:

- (a) the work of administration or accounting; and
- (b) the garaging and routine servicing of vehicles associated with the conduct of the storage activity.

**“Storey”** means the space within a building which is:

- (i) between a floor and the floor above; or
- (ii) where there is no floor above, between a floor and any ceiling or roof above it; or
- (iii) a foundation area, garage workshop, storeroom or the like where the height between the ground level and the top of the floor immediately above is 1.5 metres or more.

For the purposes of counting the number of storeys in a building, the number shall be the maximum number of storeys of the building that may be intersected by the same vertical line, not being a line which passes through any wall.

**“Structure”** has the meaning given in the Building Act 1975.

**“Telecommunication Facility”** means any line, equipment, apparatus, tower, antenna, or other structure or thing used by the holder of a carrier’s licence under the Telecommunications Act 1997 (Aust) as part of a system or network which carries, or is intended to carry, communications by electromagnetic energy.

**“Telecommunication facility - low impact”** means “low impact facilities” as defined by the Telecommunications (Low Impact Facilities) Determination 1997.

**“Temporary Accommodation”** means an approved<sup>43</sup> building or other structure or not more than one caravan on an allotment in which an owner or occupier of that allotment is to reside temporarily whilst constructing that persons own permanent dwelling house on the land which the temporary accommodation is located. This term does not include a shipping container used for the purpose of accommodation.

**“The Act”** means the *Integrated Planning Act 1997*;

**“Tourist Facility”** means any premises used or intended for use primarily for the purpose of providing entertainment, recreation and attractions for the general touring or holidaying public. The term includes accommodation or eating facilities for tourists as an ancillary use, together with any buildings, structures or other uses.

**“Transport Terminal”** means any premises used for a road transport passenger terminal, a water transport passenger terminal, air transport passenger terminal, a bus station or heliport. The term does not include transport depots.

**“Undefined Use”** means any use not defined in this section.

**“Use”** (in relation to a use class) – means a use for a single purpose that is part of that use

class. **“Use class”** – means a group of uses having different purposes but broad characteristics in common.

**“Warehouse”** means any premises used for the storage of goods, merchandise or materials in large stocks pending their distribution or sale for the purposes of resale only.

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<sup>43</sup> Approval is required under the Building Code of Australia.

## Schedule 2 - Standards for Roads, Car parking, Access and manoeuvring Areas

### Street Design Acceptable Measures

Description	Local Access Place / Access Street	Local Collector Street	Local Industrial Street	Trunk Collector / Arterial
<b>Traffic Catchment</b> (max)	50 lots (500 vpd)	150 lots (1500 vpd)	8 hectares (3000 vpd)	N/A
<b>Design Speed</b> (max)	50 kph	50 kph	50 kph	60 kph
<b>Carriageway Lanes</b> (No)	2	2 plus parking	2 plus 2 parking	2 plus 2 parking
<b>Carriageway Widths</b> (measured between channel inverts) (Explanation 3)	10 m except cul de sac-9m	12 m except <60 lots 10m	12 m	14 m
<b>Verge Width</b> (min)	4 m	4.0 m	5.5 m	5.5 m
<b>Road Reserve Width Minimum</b>	20 m except cul de sac-18m	20 m	25 m	25 m
<b>Carriageway Longitudinal Drainage</b> Kerbing required?	Yes	Yes	Yes	Yes
<b>Kerb Types</b> Longitudinal kerb & channel  <b>Traffic islands</b> Kerb connectors required at subdivisional stage?	Layback Type M3 (Explanation 2) Semi-mountable No	Layback Type M3 (Explanation 2) Semi-mountable No	Layback Type M3 (Explanation 2) Semi-mountable No	Layback Type M3 (Explanation 2) Semi-mountable No
<b>Footpaths</b> Required? Width	No	Yes > 60 lots 1.2 m both sides	No	Yes 1.2 both sides
<b>Dual Use Footpath / Cycleway</b> Required Width	N/A N/A	N/A N/A	N/A N/A	N/A N/A
<b>Carriageway Grades</b> Desirable max Absolute max Desirable min Absolute min	10% 12% 0.5% 0.3%	10% 12% 0.5% 0.3%	8% 10% 0.5% 0.3%	8% 10% 0.5% 0.3%
<b>Vertical Sight Distance</b> General minimum distance	40 m (Explanation 4)	60 m (Explanation 4)	110 m (Explanation 4)	110 m (Explanation 4)
<b>Carriageway Crossfall</b> One way, two way or both Desirable max Absolute max Desirable min Absolute min	Two way 5% 7% 3% 2%	Two way 5% 7% 3% 2%	Two way 4% 5% 3% 2%	Two way 4% 5% 3% 2%
<b>Carriageway Seal Required</b> (new roads)	Bitumen (Explanation 5)	Bitumen (Explanation 5)	Bitumen (Explanation 5)	Bitumen (Explanation 5)
<b>Road Widening Seal Type Crossfall</b>	As above As above	As above As above	As above As above	As above As above
<b>Pavement Design Method</b>	Austrroads	Austrroads	DMR	DMR



Description	Local Access Place / Access Street	Local Collector Street	Local Industrial Street	Trunk Collector / Arterial
<b>Minimum Pavement Depths</b>	300 mm (240mm allowed in some limited)	300 mm	300 mm	300 mm
<b>Speed Control Devices Required?</b>	Yes (No speed bumps)	Yes < 60 lots (No speed bumps)	No	No
<b>Superelevation of Carriageway required?</b>	No	No	No	No
<b>Private Access to Property – maximum grade</b>	(Explanation 8)	(Explanation 8)	(Explanation 8)	(Explanation 8)
<b>Features in Paving</b> (eg: paving, patterned concrete to thresholds, infills etc)	Acceptable at intersections and speed control devices	Acceptable at intersections and speed control devices	Not acceptable	Not acceptable
<b>Cul-de-sac (max. length 200 m)</b> Single movement turns: Preferred; Min radius in head (clear of parking)  Approach radius  Min footpath width at any point Three point turns (Tee, Offset Square, Wye): Preferred? Subject to approval? Min footpath width at any point.	Yes  9.0 m (central bowl)  20.0 m (central bowl)  2.5  m  No  Yes  2.5 m	N/A N/A  N/A  N/A  N/A N/A N/A	Yes 12.5 m (central bowl) 20.0 m (central bowl) 2.5 m  No Yes 2.5 m	N/A N/A  N/A  N/A N/A N/A
<b>Street Lighting</b>	(Explanation 1)	(Explanation 1)	(Explanation 1)	(Explanation 1)
<b>Utility Service Allocations</b> Overhead electrical permitted? Telecom (underground) in single trench:  Required? Alignment  Electrical (underground) and Telecom in shared trench:  Required? Alignment	No (Explanation 6)  No 0.9 – 1.8 m clearance to the registered property alignment.  No 0.9 – 1.8 m clearance to the registered property alignment.	Yes > 60 lots (Explanation 6)  No 0.9 – 1.8 m clearance to the registered property alignment.  No 0.9 – 1.8 m clearance to the registered property alignment.	Yes (Explanation 6)  No 0.9 – 1.8 m clearance to the registered property alignment.  No 0.9 - 1.8 m clearance to the registered property alignment.	Yes (Explanation 6)  No 0.9 – 1.8 m clearance to the registered property alignment.  No 0.9 - 1.8 m clearance to the registered property alignment.

Description	Local Access Place / Access Street	Local Collector Street	Local Industrial Street	Trunk Collector / Arterial
Water Reticulation: Required? Alignment	Yes 1.8 – 2.7 m	Yes 1.8 – 2.7 m	Yes 1.8 – 2.7 m	Yes 1.8 – 2.7 m
Sewerage Reticulation: Required? Alignment	Yes (Explanation 7)	Yes (Explanation 7)	Yes (Explanation 7)	Yes (Explanation 7)
Natural gas reticulation: Required? Alignment	Yes 3.3 – 3.85 m	Yes 3.3 – 3.85 m	Yes 3.3 – 3.85 m	Yes 3.3 – 3.85 m

### Table Explanations

- The required design standard is to be discussed with Council.
- Traffic islands should have semi-mountable kerbs, unless mountable kerbs are specified to allow access for larger vehicles. Barrier kerb and channel is required for all park frontages, unless satisfactory provisions are made to prevent vehicular access to park (eg: fences).
- For rural residential subdivision where no kerb and channel is provided, the width of the sealed carriageway required is 7 metres.
- In accordance with the relevant section of Queensland Streets.
- Two coats primer seal 14 mm & 7 mm aggregate.
- If overhead power exists along the frontage of the subdivision, it may remain. Poles may require relocation for street lighting requirements.
- Generally provided within the lot 2 m from property alignment.
- Property access should conform with standard verge cross-sections. The maximum crossfall within street reserve is 15%. The maximum driveway grade is 25% with a maximum change in grade of 10%.
- Use absolute design values only with approval of Council.

### Minimum Car Parking Requirements

Purpose	Minimum Number of Car Parking Spaces	Minimum Service Vehicle Provision
Accommodation Units	1.5 spaces for each dwelling unit up to 10 units then 1.4 spaces per additional unit, and 0.5 spaces for each rooming unit and 0.25 spaces for each dormitory or nursing home bed. Student accommodation 0.7 spaces per student.	SRV where more than 10 units.
Caravan Park	1 space for each site, plus 1 car washing bay for each 10 relocatable home and caravan sites.	HRV
Catering Shop	1 space for each 10m <sup>2</sup> or part thereof of GFA plus room for 8 vehicles to queue if the premises includes a drive through facility.	SRV, or AV where part of a shopping centre
Commercial Premises	1 space for each 30m <sup>2</sup> or part thereof of GFA.	SRV
Dual Occupancy	0.7 spaces per bedroom.	-

Purpose	Minimum Number of Car Parking Spaces	Minimum Service Vehicle Provision
Dwelling House	1 space.	-
Educational Establishment	1 space for each staff member plus either 1 space for each 20 students for a secondary school or 1 space for each 10 students for a tertiary education facility.	SRV
Health Care Premises	1 space for each 30m <sup>2</sup> of part thereof of GFA.	-
Home-Based Business	In addition to that required for the Dwelling House - 1 space ; or - 2 spaces where an employee is engaged.	-
Host Home Accommodation	1 space per guest sleeping room.	-
Hotel	1 space for each 30m <sup>2</sup> or part thereof of non-residential GFA plus 1 space for each dwelling and rooming unit.	AV
Indoor Entertainment	1 space for each 20m <sup>2</sup> or part thereof of GFA or 1 space per 4 users or visitors whichever is greater.  Plus, 1 bus parking space (minimum dimensions as specified).	SRV
Industry	1 space for each 2.5 employees or 1 space for each 1 00m <sup>2</sup> or part thereof of GFA, or 2 spaces, whichever is greater. OR Where a service trade activity: 1 space for each 20m <sup>2</sup> or par thereof or retail GFA plus 1 space for each 50m <sup>2</sup> or part thereof of other GFA.	AV where the site has an area of not less than 2000m <sup>2</sup> . HRV otherwise.
Miscellaneous Use	As determined by Council.	-
Motel	1 space for each unit, plus 1 space for a resident manager, plus 1 space per 30m <sup>2</sup> GFA of dining area that the motel might have. Plus, one bus parking space (minimum dimensions as specified).	SRV
Outdoor Entertainment	4 spaces per playing court, plus 30 parking spaces for a bowling green, plus 25 spaces per hockey, football or cricket field, plus 1 space for every 40m <sup>2</sup> of public swimming pool area. Plus, 1 bus parking space (minimum dimensions as specified).	-
Professional Office	1 car space per 30m <sup>2</sup> of gross floor area.	N/A
Service Station	4 spaces for each service bay plus 1 space for each 30m <sup>2</sup> or part thereof of GFA of any shop component of the use.	AV

Purpose	Minimum Number of Car Parking Spaces	Minimum Service Vehicle Provision
Shop	<p>1 space for each 20m<sup>2</sup> or part thereof of GFA.</p> <p>Where a shop has immediate road frontage the number of on-street car parking spaces may be included in the numbers of car parking spaces for the development. The on-street car parking is calculated as including:</p> <ul style="list-style-type: none"> <li>• The car parking spaces immediately in front of the shop between the property boundary lines; and</li> <li>• Half the car parking spaces with in the median strip contained with the extension of the property boundary.</li> </ul> <p>Plus, 1 nbus parking space (minimum dimensions as specified) where part of a shopping centre.</p>	AV where part of a shopping centre, SRV otherwise.
Showroom	1 space for each 50m <sup>2</sup> or par thereof of GFA.	HRV
Transport Depot	<p>0.6 spaces for each truck in the fleet plus 1 space for each 150m<sup>2</sup> of GFA.</p> <p>Plus, 1 bus parking space (dimensions as specified).</p>	AV
Warehouse	1 space for each 50m <sup>2</sup> or part thereof of office GFA plus 1 space for each 150m <sup>2</sup> or part thereof of other GFA.	AV where the site has an aeries of not less than 2000m <sup>2</sup> , HRV otherwise.

Where: SRV = small rigid vehicle  
 HRV = heavy rigid vehicle  
 AV = articulated vehicle, and  
 GFA = gross floor area.

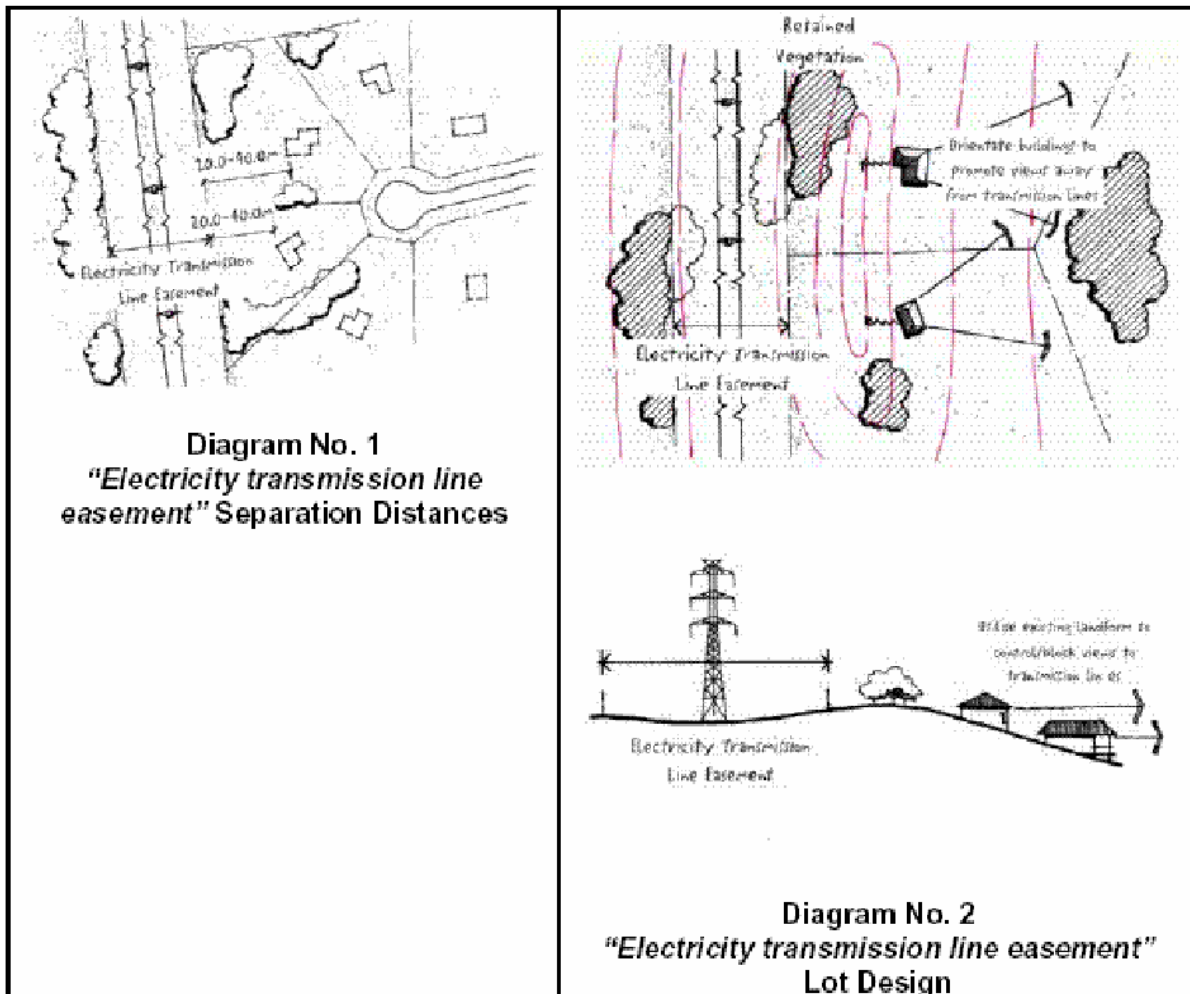
Bus parking space minimum dimensions:  
 Width 4 metres  
 Height 4 metres  
 Length 20 metres

### Schedule 3- Powerline/Electricity Easements

#### 1. Separation from Powerline/Electricity Easements

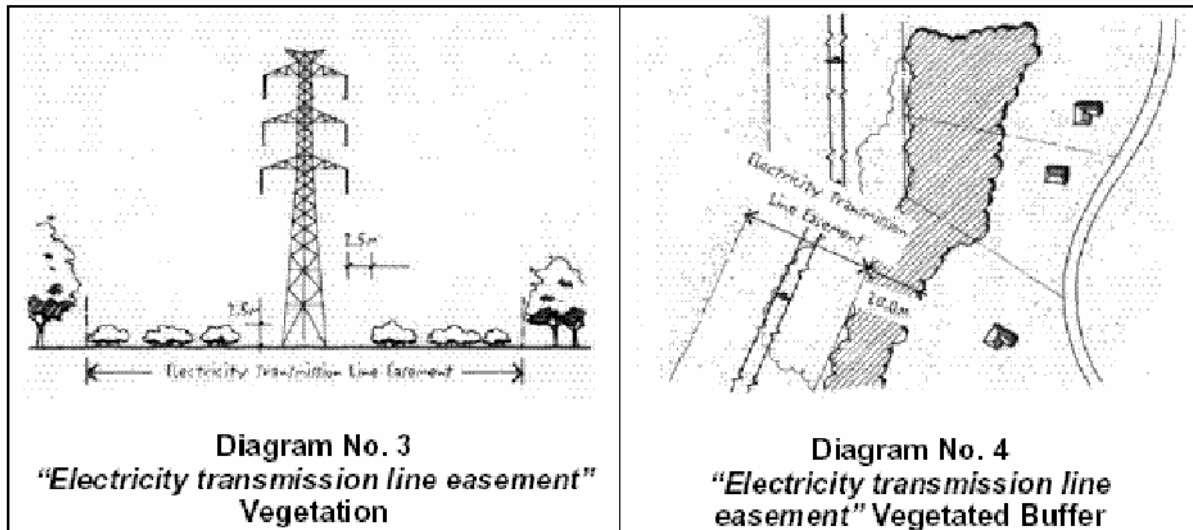
Separation to Powerline/Electricity Easements in accordance with the following distances:

Separation or Buffer Distance	Transmission Line Size
20.0 metres	Up to 132kV
30.0 metres	33kV-275kV
40.0 metres	Greater than 275kV



## 2. Powerline/Electricity Easements –Vegetation and Vegetated Buffers

Vegetation and Vegetated Buffers in accordance with the following



## **Schedule 4- Standards for Water Supply**

### (1) Standards for Reticulated Water Supply

Reticulated Water Supply in accordance with:  
WSA03 Water Reticulation Code of Australia DNRM 2002

Guidelines for Planning and Design of Urban Water Supply Schemes DNRM.

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## **Schedule 5- Standards for Sewerage Supply**

(1) Standards for Reticulated Sewerage is in accordance with:

WSA02 Sewerage Code of Australia DNRM 2002

WSA04 Pumping Station Code of Australia DNRM 2001

Guidelines for Planning and Design of Sewerage Supply Schemes Volume 1 and Volume 2 DNRM

(2) Standards for On-Site Sewerage is in accordance with: On Site Sewerage Code DNRM AS1 547.2000  
On-Site Sewerage Facilities Guidelines for Effluent Quality DNRM.



## **Schedule 6–Standards for Stormwater Drainage**

(1) Standards for Stormwater Drainage are in accordance with: Qld Urban Drainage Manual (Volume1 text, Volume 2 Design Charts)

Australian Rainfall and Runoff (Volume 1 A guide to Flood Estimation).

## **Schedule 7- Standards for Construction Activity**

- (1) Construction Standards in accordance with:  
Soil Erosion and Sediment Control – Engineering Guidelines for Queensland Construction Sites (IE Aust – or later versions)

## Schedule 8- Environmental Management Plan Guidelines

- (1) This Policy provides guidelines for the preparation of an Environmental Management Plan and/or a Conservation Agreement.
- (2) In the Planning Scheme, environmental protection and conservation is identified as one of the desired environmental outcomes for the Shire in that:
  - Areas of high scenic amenity, remnant vegetation, existing wetlands, and fauna habitats of the Shire are protected;
  - Land degradation, including contamination, erosion, salinity, and landslip, is reduced and the potential for further degradation is minimised;
  - Ecological sustainability is achieved by maintaining and improving biodiversity, water and air quality.
- (3) **Environmental Management Plan:**
  - i. An Environmental Management Plan shall be submitted with an application that conserves and protects areas identified by and/or considered by Council to be subjected to, or potentially subject to landslip, erosion, erosive flooding, salinity or any other form of land degradation; or for areas where building work may impact on the environment and amenity of the neighbourhood.
  - ii. The Environmental Management Plan is required to address only the environmental issues relevant to the particular application. For example, if only flooding was identified for the application, the Environmental Management Plan will then only be required to address issues such as flooding and water quality.
  - iii. An Environmental Management Plan must be prepared by a suitably qualified consultant and/or agency, and must include details of the author's qualifications. Any proposal requiring the submission of an Environmental Management Plan shall conduct works and operations in accordance with the approved Environmental Management Plan. Council may refuse an application if an Environmental Management Plan has not been completed to Council's satisfaction. The Environmental Management Plan should serve the function of integrating environmental conditions under various legislations or for local government approval into a site management system.
  - iv. The Environmental Management Plan should link findings of development assessment (such as impact assessment) into the management system and ongoing auditing of environmental performance.
  - v. The Environmental Management Plan shall contain the following information where relevant, and other matters at the discretion of Council.

**(a) Land Capability Assessment**

An assessment of land capability of the site is required as part of the Environmental Management Plan to determine the presence of degraded land, as supporting information to an erosion control plan and to assist in assessing the impacts of any effluent disposal on the environment.

Soil analysis of representative soil profiles to 1 .5 m should be provided for each soil identified. The soil analysis should include the following:

- Electrical Conductivity (10cm increments);
- pH (10cm increment);
- Chloride (10cm increment);
- CEC 0-10cm, 20-30cm, 50-60cm, 80-90cm;
- Particle size distribution 0-10cm, 20-30cm, 50-60cm, 80-90cm;
- Exchangeable sodium percentage (sodicity).

**(b) Construction**

The report should demonstrate that construction can be practically and safely carried out on the site. The report shall include at least a geological study and a study of the effects of surface drainage, introduced groundwater and sewerage effluent on the stability of the site.

**(c) Erosion Control**

- Temporary erosion control works such as drains, silt fences, silt traps and diversion of water around disturbed areas should be in place at an early stage of construction.
- An erosion control plan must be prepared and should meet the standards set out in the Draft Guidelines for Soil Erosion and Sediment Control (Institute of Engineers, Australian Institute of Agricultural Science).

**(d) Storm water Management**

- Council will only consider proposals which have given consideration to stormwater control measures such as retention of natural drainage patterns, retention of vegetation on drainage lines, vegetated drains, flow retardation and porous pavements.
- An assessment of the proposed systems of stormwater runoff (including from roads, roofs, driveways etc) shall be provided.

**(e) Water Quality**

- An assessment to demonstrate the long term sustainability of proposed effluent system shall be provided.

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- Assessment should demonstrate that irrigation of effluent and/or landscaping irrigation onto designed disposal areas will not adversely affect the hydrology of the area. This assessment should include a water balance model operating on a daily time step. If necessary, design a vegetation plan to restore the hydrological balance.
  - An assessment of the potential for the release of pathogens in treated or untreated effluent should be prepared.
  - A report highlighting methods of maintaining effluent systems, and the personnel responsible for that maintenance should be prepared.
  - A report highlighting measures to manage and mitigate impacts on water quality from liquid and solid waste other than sewage effluent should be prepared.

**(f) Water Quality**

- Prepare an assessment of the salinity potential of the site. Where salinity potential is identified, a survey should be undertaken to identify high salinity and shallow watertable areas. In the case of the latter, the assessment should indicate the extent and quality of ground water.
- The assessment should demonstrate that increase in deep drainage from the addition of effluent, storm water and landscaping irrigation will not lead to rising saline watertables either on site or on adjacent lands.

**(g) Vegetation/Fauna and Habitats**

- Provide details of location and extent of vegetation to be cleared and how this will influence visual amenity and contribute to land degradation. The management plan is also required to show how ecologically significant areas of remnant vegetation are protected, also fauna and habitats including mitigation strategies to minimise impacts on the flora, fauna and habitat areas.

**(h) Rehabilitation**

- A rehabilitation program should be prepared to restore degraded land.
- Provide a list of species to be re-established in disturbed areas. Rehabilitation should be representative of original biological community structure and composition.
- Topsoil should be stockpiled to assist the revegetation program and measures to prevent erosion losses from the stockpile should be implemented to reduce sedimentation of watercourses. Topsoil must be stockpiled to a maximum of 1.5 m to reduce microbial breakdown.

**(i) Noise**

Nearby noise sensitive places should be identified. Noise levels generated from

the proposal and noise mitigation measures during construction and operation should be identified. The plan should demonstrate consistency with relevant legislation and policies.

**(j) Air**

- Measures to prevent dust becoming a nuisance should be detailed. Measures to prevent odour nuisance should be detailed.
- For proposals that may generate significant odour or air pollution, such as piggeries and industrial activities, the Environmental Management Plan should examine air flow patterns to assist in the assessment of impacts.
- Council will have regard for data on air circulation when considering the appropriateness of proposed locations for such activities.

**(k) Water Supply**

Details on the method and adequacy of water supply.

**(l) Waste Disposal**

Details on the method and adequacy of solid waste disposal.

**(m) Flooding**

Analyse inundation problems and proposes solutions acceptable to Council, that do not detrimentally impact upon adjacent landowners, natural water courses or flood levels in the general area.

**(n) Remedial Measures**

Detail remedial action to be taken in cases where natural watercourses, land or flood levels are adversely effected by the proposal.

**(o) Environmental Impact Statement**

Council may require an Environmental Impact Statement in conjunction with any proposed use or development within the areas designated for water catchment purposes. The Environmental Impact Statement will have particular regard for water quality, erosion/sediment control and effluent treatment and disposal issues.

**(p) Risk Investigation**

*Council may require applicants to prepare a risk investigation addressing:*

- (i) The extent of potential hazards to environmental integrity, public safety and human life;
- (ii) The possible frequency of potential hazards, accidents, abnormal events. Assess possible cumulative impacts if more than one hazard should occur;

- (iii) Measures taken to protect the environment from pollution and damage associated with accidents and abnormal events;
- (iv) Emergency procedures and contingency plans.

**(g) Buffers**

Where Council considers conflict may occur between the proposed use and nearby existing, or likely future uses, Council may require an area of private land to be maintained as a buffer. The requirement to maintain a buffer may form a condition of approval on a proposal.

**(4) Conservation Agreements:**

Conservation agreements are tools intended to encourage more effective conservation on private lands, and to build partnerships that will benefit private landowners, government agencies, the community and the environment.

Conservation Agreements do not mean that the land must not be used, nor does it mean that the land must be opened up for public access. The land will remain in private ownership and managed by the land holder to conserve the area's natural resources, provide for its controlled use, in accordance with the Planning Scheme, Council's local laws and other relevant statute.

Conservation agreements may take one of a number of forms, including:

- (a) Nature Refuge Agreements, which are administered by the Environmental Protection Agency and operate under the Queensland Nature Conservation Act 1992. Nature Refuge Agreements may be attached to the land title.
- (b) Registrable Planning Covenants, which operate under the Land Act 1994, the Land Title Act 1994 and the Integrated Planning Act 1997. Registrable planning covenants bind the covenantor (landowner or leaseholder) and successors in title.
- (c) Voluntary Conservation Agreements, which are administered by local governments. Voluntary conservation agreements do not attach to the land title.

When preparing a covenant or agreement, regard is to be given to relevant guidelines, including, but not limited to Motivating People: Using Management Agreements to conserve Remnant Vegetation Paper 1/97 of the National Research and Development Program on Rehabilitation Management and Conservation of Remnant Vegetation.

An example of the process for the preparation of an agreement recommended in that publication is included in Attachment 1.

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## ATTACHMENT 1

### Preparing and Writing a Conservation Agreement

The following steps are recommended in *Motivating People: Using Management Agreements to conserve Remnant Vegetation* and may be followed in order to prepare a conservation agreement.

1. Bring the parties together to talk through the issues without trying to influence the outcome.
2. Consider all the issues and in particular conservation values, production and use values, and guiding principles of land management and conservation. Ensure all concerns are raised and listed.
3. Reach agreement on the values and needs for the land and guiding principles for the operation of a covenant and its implementation.
4. Discuss all roles and responsibilities in particular those of the landholder and the contracting organisation and any other relevant parties. Try and resolve any outstanding concerns or make a note of them to be considered during the following steps. Resolve any outstanding guiding principles.
5. Reach agreement on the specific roles and responsibilities of the parties. Confirm guiding principles.
6. Discuss the opportunities that may arise ranging from conservation through to commercial applications eg seed production, bees, grazing, tourism, education.
7. Reach agreement on specific goals for the land both in relation to conservation and land use.
8. Consider the various options to achieve the goals.
9. Reach agreement on the general direction or strategies to achieve the goals.
10. Consider the range of decisions which need to be taken to implement the strategy and determine priorities - consider any decision making structure required.
11. Reach agreement on the objectives for the covenant.
12. Consider what and how things need to be organised to implement objectives.
13. Reach agreement on any management systems or action plans and in particular: planning and management, joint and individual obligations, access, and scientific research.
14. Discuss how everything will be implemented and any specific actions which are required.
15. Reach agreement on any review systems, methods of compliance and conflict resolution processes.
16. Consider how the enthusiasm can be maintained during the covenant and the level of continuing contact. Ensure expectations of all parties are clear



## Schedule 9 - Historic Cultural Places – Balonne Shire

### Part 1

The Environmental Protection Agency has advised that the following historic places are listed.

PLACE ID	PLACE NAME	STREET ADDRESS	TOWN/SUBURB	STATUS
0	Thallon Railway Complex		Thallon	Reported
0	Noondoo Station Building – Balonne		Dirranbandi	Reported
0	Dirranbandi Railway Complex		Dirranbandi	Reported
0	Dirranbandi DON's Residence	Moore Street	Dirranbandi	Reported
0	St George Hospital	Victoria Street	St George	Reported
0	Nurses Quarters	Victoria Street	St George	Reported
0	Staff Residence	Victoria Street	St George	Reported
0	War Memorial	Victoria Street	St George	Reported
0	Maternity Block	Victoria Street	St George	Reported
600014	Cameron's 1 Ton Survey Post	Barwon River	Mungindi	Permanent
600015	The Anchorage Homestead	Balonne River	St George	Permanent
601000	Nindigully Hotel	To be determined	Thallon	Reported
601683	Bullamon Homestead	Moonie River	Thallon	Permanent

It should be noted that a "reported place" is not on the register. It is simply recorded as a place of possible cultural heritage significance.

### Part 2

The Environmental Protection Agency (EPA) advises that there are 117 sites recorded on the EPA Aboriginal and Torres Strait Islander database for Balonne Shire.

## Schedule 10 - Separation Distances for Intensive Animal Industries

### 1. Separation of Intensive Animal Industries from Sensitive Land Uses

(1) Intensive Animal Industries are separated from sensitive land uses in accordance with the following distances:

Type of Intensive Animal Industry	Animal/Fowl Numbers	Town Zone (metres)	Public Roads (metres)	Other Boundaries of Land (metres)	Sensitive land uses other than in the Town zone (metres)	Watercourses, wells and bores (metres)
Piggery (Standard Pig Units)	Up to 1000	2500	200	50	800	100
	1001-5000	3500	200	50	1000	200
	5001-10000	5000	200	50	1500	200
	>10000	8000	200	50	2000	200
Poultry Farm	Up to 1000	2000	80	40	800	100
	1001-10000	4000	120	40	1000	100
	>10000	5000	140	40	2000	100
Lot Feeding (Cattle: Standard Cattle Units)	Up to 500	2000	200	100	700	100
	501-5000	6000	200	130	1500	200
	5001-10000	7000	200	130	2000	200
	>10000	15000	200	130	2500	200
Sheep/Goats	Up to 500	1000	150	100	800	100
	501-1500	3000	150	100	800	150
	1501-10000	4000	200	130	1000	200
	>10000	7000	200	130	2000	200
Other	All	1000	70	40	700	100

## 2. Separation of Sensitive Land Uses from Intensive Animal Industries

Sensitive land uses are separated from intensive animal industries in accordance with the following distances:

Type of Intensive Animal Industry	Animal/Fowl Numbers	Separation Distance (metres)
Piggery (Standard Pig Unit)	Up to 1000	800
	1001 -5000	1000
	5001 -1 0000	1500
	>1 0000	2000
Poultry Farm	Upto 1000	800
	1001-10000	1000
	>1 0000	2000
Lot Feeding (Cattle: Standard Cattle Units)	Up to 500	700
	501-5000	1500
	5001 -1 0000	2000
	>1 0000	2500
Sheep/Goats	Up to 500	800
	501-1500	800
	1501-10000	1000
	>1 0000	2000
Other	All	700

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## Schedule 11 – Separation Distances for Extractive Industries

Separation distances to extractive industries shown on Map R5 – Mining Leases (blasting and non blasting) are as follows:

Extractive Industry Type	Separation Distance (metres)
Blasting	1000
Non-blasting	200

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## **Schedule 12 - Standards for Roads in Bushfire hazard Areas, Fire Breaks and Fire Maintenance Trails**

### **1. Standards for Roads in High and Medium Bushfire Hazard Areas**

- (1) Roads in High and Medium Bushfire Hazard Areas are in accordance with the following:
- a) Roads are designed and constructed with a maximum gradient of 12.5%
  - b) Cul-de-sac are not used except where a perimeter road designed in accordance with 2(1)(a) (of this schedule) isolates the development from hazardous vegetation and the cul-de-sac are provided with alternative access linking the cul-de-sac to other roads.

### **2. Firebreaks and Fire Maintenance Trails**

- (1) Firebreaks are provided in accordance with the following:
- a) Firebreaks consisting of a perimeter road that separates lots from areas of bushfire hazard are designed and constructed so that, the road has a minimum cleared width of 20 metres and the road is designed in accordance with the standards in Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas"
  - b) Cleared breaks of a minimum width of 6.0 metres are provided in retained bushland within the development to allow burning of sections and access for bushfire response.
- (2) Where it is not practicable to provide firebreaks in accordance with 6.2(1)(a), Fire Maintenance Trails are provided in accordance with the following:
- a) Located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation;
  - b) The minimum cleared width not less than 6 metres;
  - c) The formed width is not less than 2.5 metres;
  - d) The formed gradient is not greater than 15%;
  - e) Vehicular access is provided at both ends;
  - f) Passing bays and turning areas are provided for fire-fighting appliances;
  - g) Either located on public land or in an access easement that is granted in favour of the Local Government and QFRS

## 8.0 PART 8 PLANNING SCHEME POLICIES

### Planning Scheme Policy 1 - Information Council May Request

#### 1.0 Purpose

To ensure Council has appropriate information to assist with development assessment.

To ensure applicants are aware of the information Council may request during the development assessment process.<sup>44</sup>

#### 2.0 Information Requirements

##### 2.1 Plans

- (1) Plans should contain sufficient information to enable an accurate assessment of the proposal. Appropriate plans include:
- a site analysis plan identifying and describing all existing site features, such as the cadastral boundaries of the site, buildings, structures, roads, vehicle and pedestrian access, car parking, servicing areas, vegetation, topographic, hydraulic and geological features.
  - a proposal plan identifying and describing the extent of modification of site features, such as, the cadastral boundaries of the site, buildings, structures, roads, vehicle and pedestrian access, car parking, servicing areas, vegetation, hydraulic and geological features.
  - a landscaping plan detailing the location, extent, densities and species of proposed plantings and other external treatments.
- (2) Plans should be drawn to scale and observe recognised drafting conventions.

##### Existing Use and Site Details

- (1) Sufficient detail should be provided to enable Council to accurately determine the nature and extent of the current use of the site as well as the extent of built and natural features on the site. The following details should be provided:
- existing and previous use of the site;
  - existing and previous use of adjoining or adjacent sites;
  - floor areas of buildings and other external activity areas, including car parking, storage areas and the like;
  - site characteristics e.g. levels and contours;
  - the nature and location of all services and infrastructure, including easement details.

##### Proposed Use and Site Details

- (1) Sufficient detail should be provided to enable Council to accurately determine the nature of the proposed development. The following details should be provided:
- details of the proposed use, including floor area of buildings; and external activity areas, including car parking, storage areas and the like.

<sup>44</sup>An information request may be made pursuant to section 3.3.6 of IPA

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**Amenity**

- (1) Sufficient detail should be provided to enable Council to accurately determine the likely impact of the proposal on the amenity of the locality. The following details should be provided:
- hours of operation;
  - delivery times of goods;
  - heights of buildings and structures;
  - setbacks and boundary clearances of all buildings and structures; and external lighting arrangements

**2.5 Infrastructure**

- (1) Sufficient detail should be provided to enable Council to accurately assess infrastructure requirements. The following information should be provided:
- known or determined flood levels;
  - proposed water supply;
  - proposed effluent disposal;
  - proposed stormwater disposal;
  - proposed method of liquid and solid waste disposal;
  - proposed electricity supply; and
  - proposed telecommunication.

**2.6 Traffic and Servicing**

- (1) Sufficient information should be provided to enable Council to accurately assess traffic related matters. The following information should be provided: traffic likely to be generated by the proposal; the number, type and frequency of vehicles likely to service the proposal; the times and arrangements for servicing of the premises; and anticipated car parking requirements; the extent of car parking, vehicle manoeuvring areas, crossover/access details; loading/unloading areas, service areas

**Emissions**

- (1) Sufficient detail should be provided to enable Council to accurately assess traffic related matters. The following information should be provided: the nature of any anticipated emissions (including odour, noise, dust, run-off and the like); measures proposed for the control of emissions; the location and methods of containment and control of waste disposal and waste storage areas; types, quantities, storage methods, and protection measures relating to storage and use of chemicals; and emergency equipment and procedures to be utilised.

**Environmental**

- (1) Sufficient detail should be provided to enable Council to accurately determine the likely impact of the proposal. The following information should be provided: location of ridgelines and escarpments; location of watercourses and lakes and the extent of associated riparian buffers; location of effluent disposal areas; location and extent of existing vegetation; location and extent of vegetation to be retained; and location of any known sites of indigenous, cultural or natural heritage.

## 2.9 Constraint areas

- (1) Sufficient detail should be provided to enable Council to accurately determine the likely impact of the proposal on constraint areas, as identified in the Planning Scheme.

## 2.10 Reconfiguring A Lot

- (1) Sufficient detail should be provided to enable Council to accurately assess proposed reconfiguration of a lot. The following information should be provided:
- existing use of the land;
  - proposed use of the land after subdivision;
  - details of all proposed lots and of areas proposed for roads, parks or other public spaces;
  - details of any proposed filling or excavation;
  - details of any encumbrances (for example easements, leases and the like);
  - contours and levels of the land;
  - location of all services and infrastructure on or adjacent to the land;
  - details of any areas of land subject to subsidence, slip or erosion;
  - location of any watercourse or waterhole;
  - details of any known flood levels;
  - location and size of existing buildings and structures;
  - location of existing parking and vehicle manoeuvring areas;
  - preliminary design details of proposed infrastructure, including water supply, sewerage and stormwater drainage;
  - preliminary design details of proposed site access and of proposed new roads or upgrading of existing roads;
  - details of any proposed easements for access and other purposes.
- (2) Details of the needs for and suitability of the proposed reconfiguration (subdivision) should be provided. Appropriate information would include:
- Existing subdivision pattern in the locality;
  - The nature of the proposed subdivision within the context of that existing subdivision pattern;
  - Availability of alternative locations that may reduce the need for the proposed subdivision;
  - Availability of lots within the locality and recent trends in development and occupation of those lots;
  - Anticipated effect of the proposed subdivision on the future use and development of land in the locality;
  - Potential for an oversupply of lots having regard for recent and anticipated rates of dwelling completions;
  - Details of existing or likely future rural development in the locality involving intensive animal industry or activities such as aerial spraying and the like;
  - Potential for the subdivision to detrimentally affect the preservation of Good Quality Agricultural -- Land (GQAL);
  - Potential for the creation of ribbon development;
  - Potential for the need to upgrade infrastructure and services.
- (3) For subdivision within the Rural Zone, additional information should be provided in relation to:
- Economic viability of proposed lots for agriculture or grazing;



Availability of water and the capacity of the soils to support crops or grow pasture;

- Sustainability of the new lots in relation to land degradation, including issues of slope/landslip, soil erosion and the like.

### **Groundwater vulnerability**

- (1) Sufficient detail should be provided to enable Council to determine the likely impacts of the development on the quality of groundwater. The following information should be provided:

Identification of possible risks to groundwater quality from the development;

- On-site soil and water characteristics;
- Local groundwater conditions;
- Proposed measures for the on-going monitoring, management and protection of groundwater;
- Details of any proposed remedial plans, applicable to the proposal, to achieve water quality objectives.

### **Bushfire Management Plan**

- (1) Sufficient detail should be provided to enable Council to determine the likely implication of the development in relation to bushfire hazard. Development that materially increases the number of people living or working in an area of high bushfire hazard or which includes the storage of hazardous materials in an area of high or medium bushfire hazard should be accompanied by a Bushfire Management Plan that addresses the following matters

The Bushfire Management Plan has been prepared by a suitably qualified person (in an environment management, landscape architecture, town planning, or civil engineering field);

- Appropriate consultation has been undertaken with organisations or individuals representing Rural and/or Urban Fire Brigades and managers of adjacent parks or reserves;

The Bushfire Management Plan includes:

- An assessment of the nature and severity of the bushfire hazard affecting the site. The key factors to be considered are vegetation type, slope and aspect.
- An assessment of other site specific factors relevant to determining suitable bushfire mitigation strategies. These factors could include:
  - Likely direction of bushfire attack;
  - Environmental values that may limit mitigation options; and
  - Location of evacuation routes and/or safety zones.
- An assessment of the specific risk factors associated with the development proposal, including matters such as the nature of activities to be conducted and materials to be stored on the site, numbers and types of persons likely to be present and particular warning and/or evacuation requirements.
- Recommendations for specific mitigation actions including:
  - Road and lot layout and land use allocations;
  - Firebreaks and buffers;
  - Building locations or building envelopes;
  - Landscaping treatments;
  - Warning and evacuation procedures and routes
  - Firefighting requirements including infrastructure; and

- Any other specific measures such external sprinkler systems and alarms.
- The level of detail required will vary with the nature of the development proposal and of the site.

### **Information Applicants should be aware of**

Applicants should be aware of the following pieces of legislation, plans or State Planning Policies (SPP), which may be used in assessing their application:

- SPP 1/92 Development and Conservation of Agricultural Land and Guidelines 1 and 2 for SPP 1/92 The Identification of Good Quality Agricultural Land
- SPP 1/02 Development in the Vicinity of Certain Airports and Aviation Facilities and Guideline for SPP 1/02 Development in the Vicinity of Certain Airports and Aviation Facilities
- SPP 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide and Guideline for SPP 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide
- *Aboriginal Cultural Heritage Act 2003 (Qld)*
- *Building Act 1975 (Qld)*
- *Environmental Protection Act 1994 (Qld)*
- *Environmental Protection and Biodiversity Conservation Act 1999 (Aust)*
- *Fire and Rescue Service Act 1990 (Qld)*
- *Fisheries Act 1994 (Qld)*
- *Forestry Act 1959 (Qld)*
- *Land Act 1994 (Qld)*
- *Nature Conservation Act 1992 (Qld)*
- *Pest Management Act 2001 (Qld)*
- *Queensland Heritage Act 1992 (Qld)*
- *Transport Infrastructure Act 1994 (Qld)*
- *Vegetation Management Act 1999 (Qld)*
- *Water Act 2000 (Qld)*
- *Soil Conservation Plan or for an approved Soil Conservation Plan (DNRM)*
- *Australian Standard 2885: Pipelines - Gas and Liquid Petroleum*

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## Planning Scheme Policy 2 - Third Party Advice or Comment

### 1. Purpose

- (1) To describe the methods that may be used by Council to obtain third party advice or comment on a development application.

### 2. Requirements

#### Consultation

- (1) Council may seek third party advice or comment on any development proposal.

- Advice may be sought from any individual, stakeholder or interest group.
- Advice or comment may be sought in any appropriate way, including:
  - Public notification in a newspaper
  - Placing a notice on the premises
  - Placing a notice at a public place
  - Personal notification or contact
  - Public meetings
  - Meeting with a person having a special interest

#### Information

- (2) When seeking third party advice or comment, Council will provide appropriate information on the proposal, including


- A description of the proposal;
- Details of where the development application may be inspected;
- Details of where comments may be lodged; and
- The last day upon which Council will accept advice or comment



The Planning Scheme for  
 the Shire of Balonne

**RURAL ZONE**

 Rural

 Shire Boundary

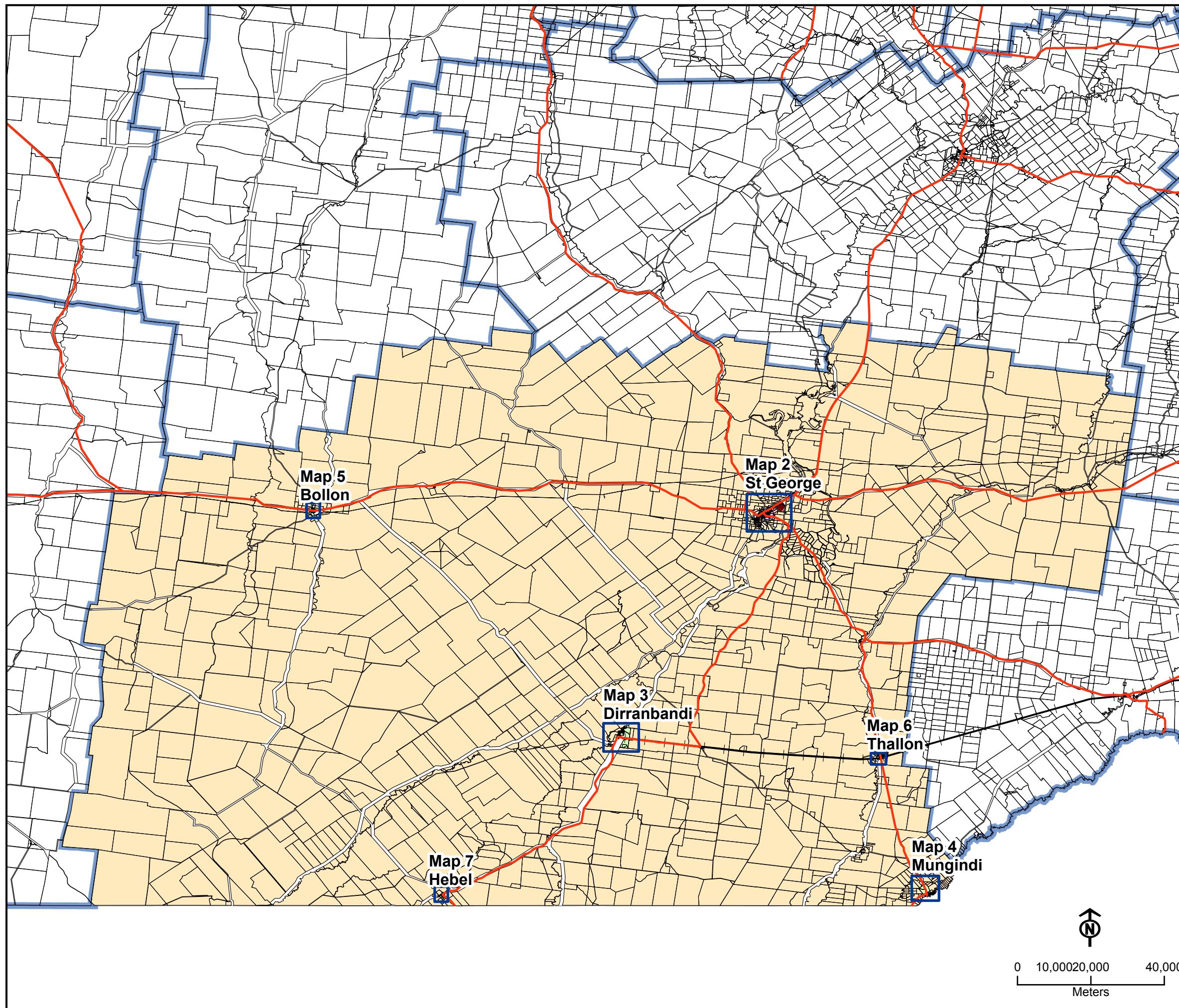
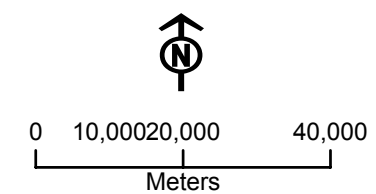
 State Controlled Roads

 Rail Lines

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Planning Scheme  
 Map



**P1**











The Planning Scheme for  
 the Shire of Balonne

**RURAL ZONE**

-  Rural
-  Rural Residential Precinct

**TOWN ZONE**

-  Commercial Precinct
-  Industrial Precinct
-  Residential Precinct
-  Limited Residential Precinct
-  Resilient Residential Precinct
-  Open Space and Recreation Precinct

 Shire Boundary

 State Controlled Roads

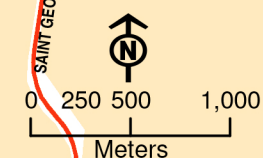
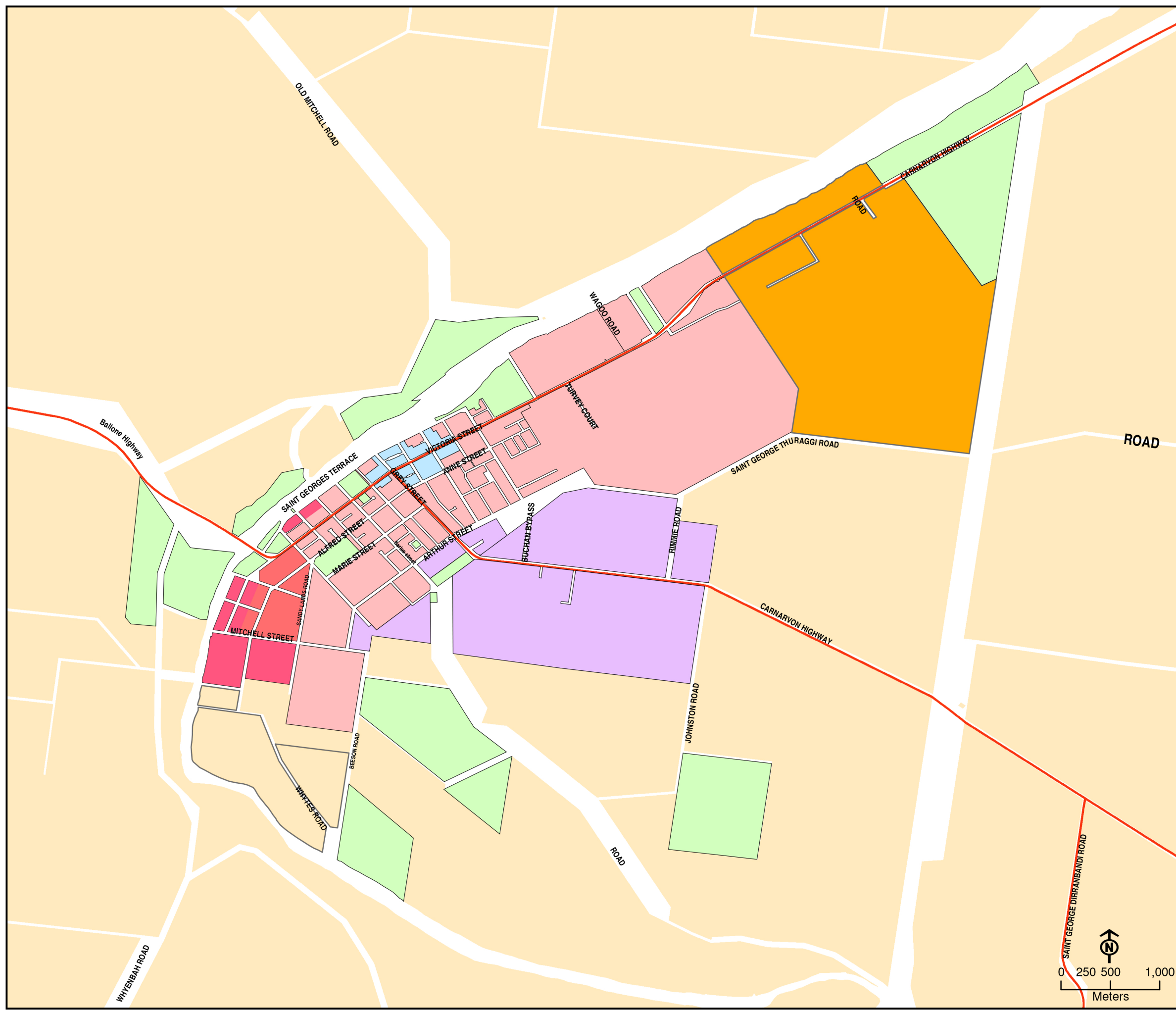
 Rail Lines

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Planning Scheme  
 Map

**P2**  
**St George**








The Planning Scheme for  
 the Shire of Balonne

**RURAL ZONE**


-  Rural
-  Rural Residential Precinct

**TOWN ZONE**

-  Commercial Precinct
-  Industrial Precinct
-  Residential Precinct
-  Open Space and Recreation Precinct

 Shire Boundary

 State Controlled Roads

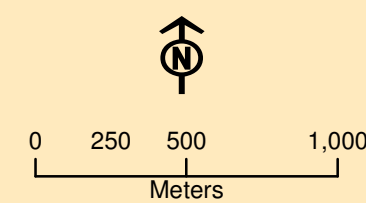
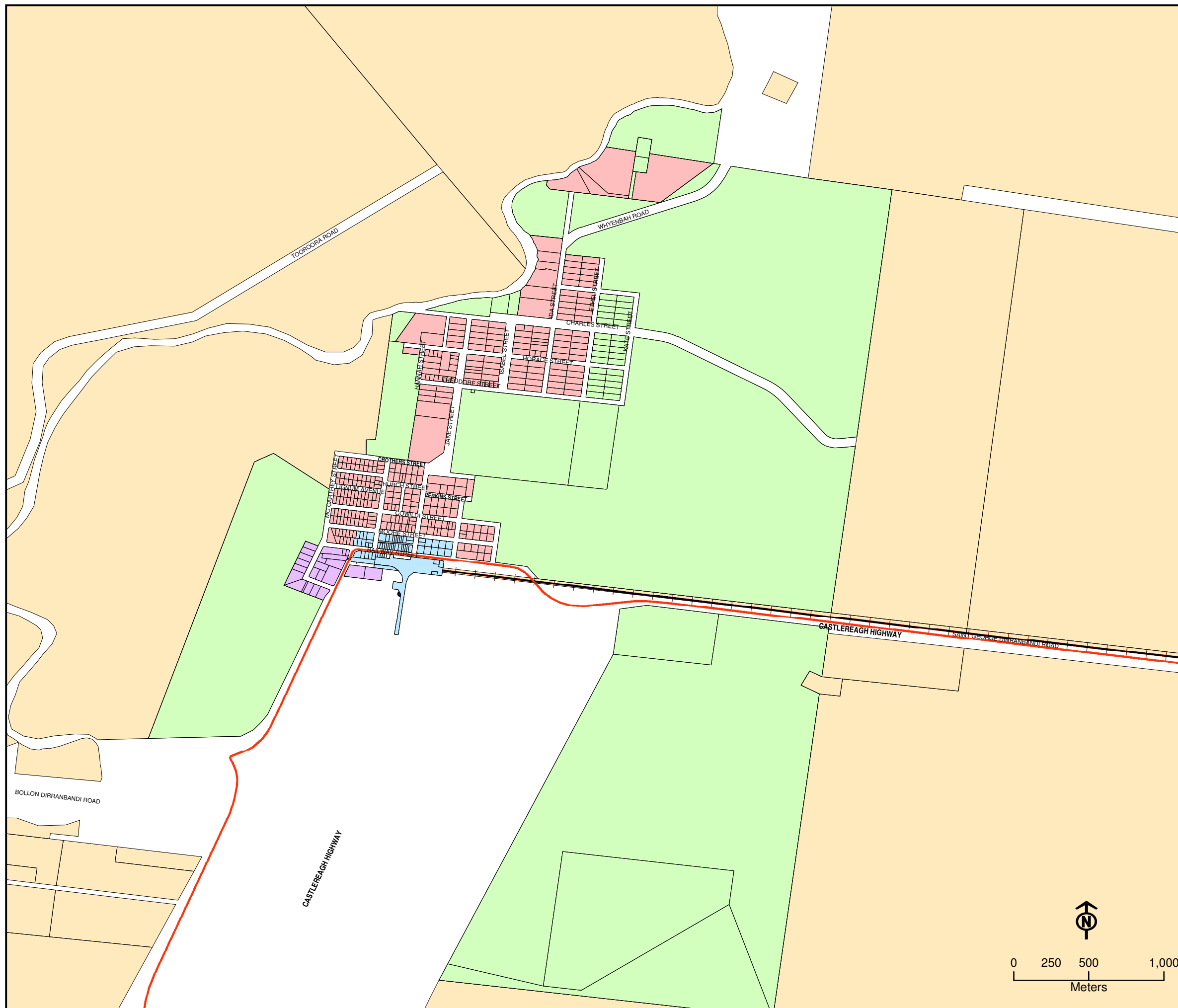
 Rail Lines

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Planning Scheme  
 Map

**P3**  
**Dirranbandi**





The Planning Scheme for  
 the Shire of Balonne

**RURAL ZONE**

 Rural

**TOWN ZONE**

 Village Precinct  
 Open Space and Recreation Precinct

 Shire Boundary

 State Controlled Roads

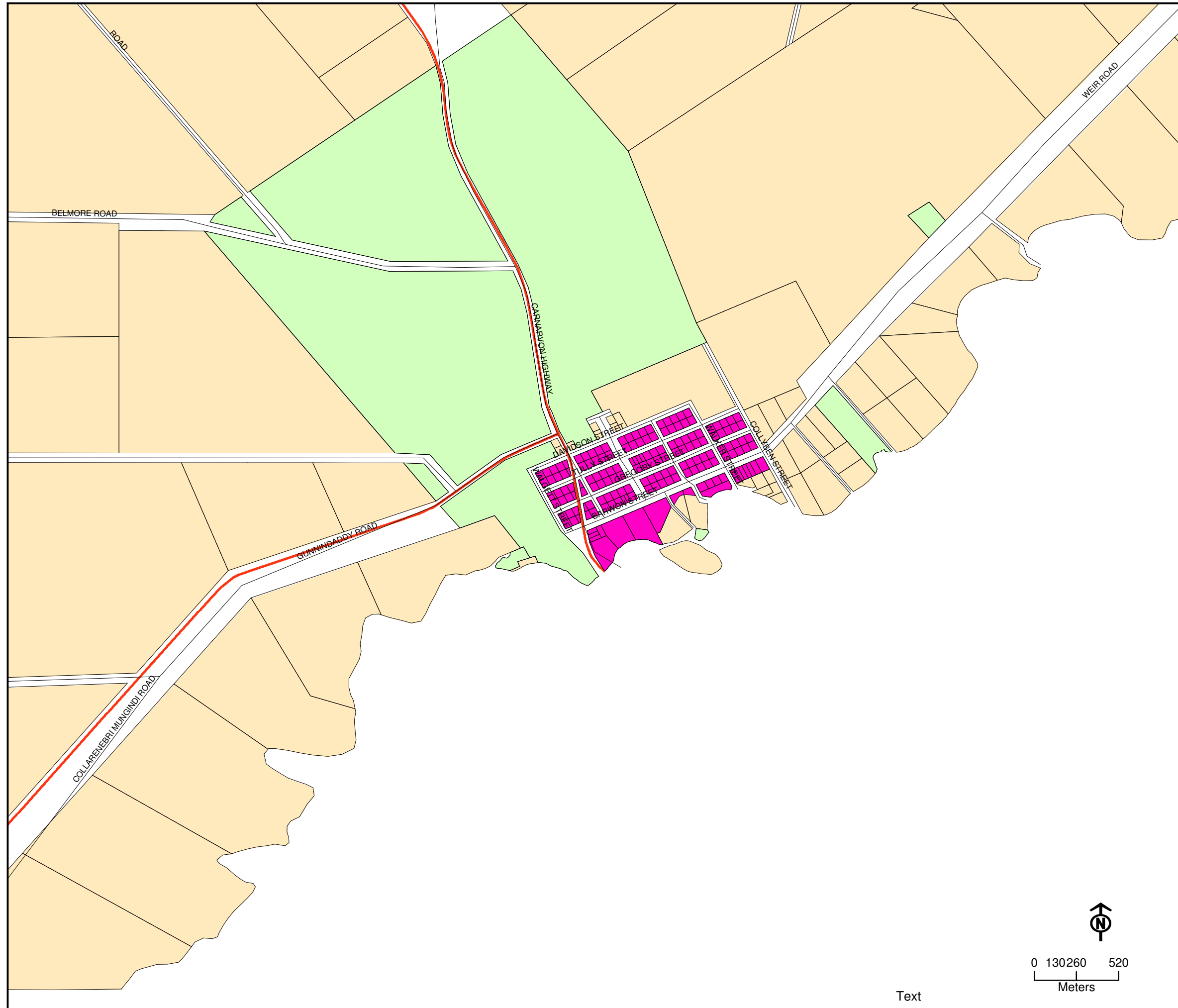
 Rail Lines

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Planning Scheme  
 Map

**P4**  
**Mungindi**



Text





The Planning Scheme for  
 the Shire of Balonne


**RURAL ZONE**

 Rural

**TOWN ZONE**

 Village Precinct  
 Open Space and  
 Recreation Precinct

 Shire Boundary

 State Controlled Roads

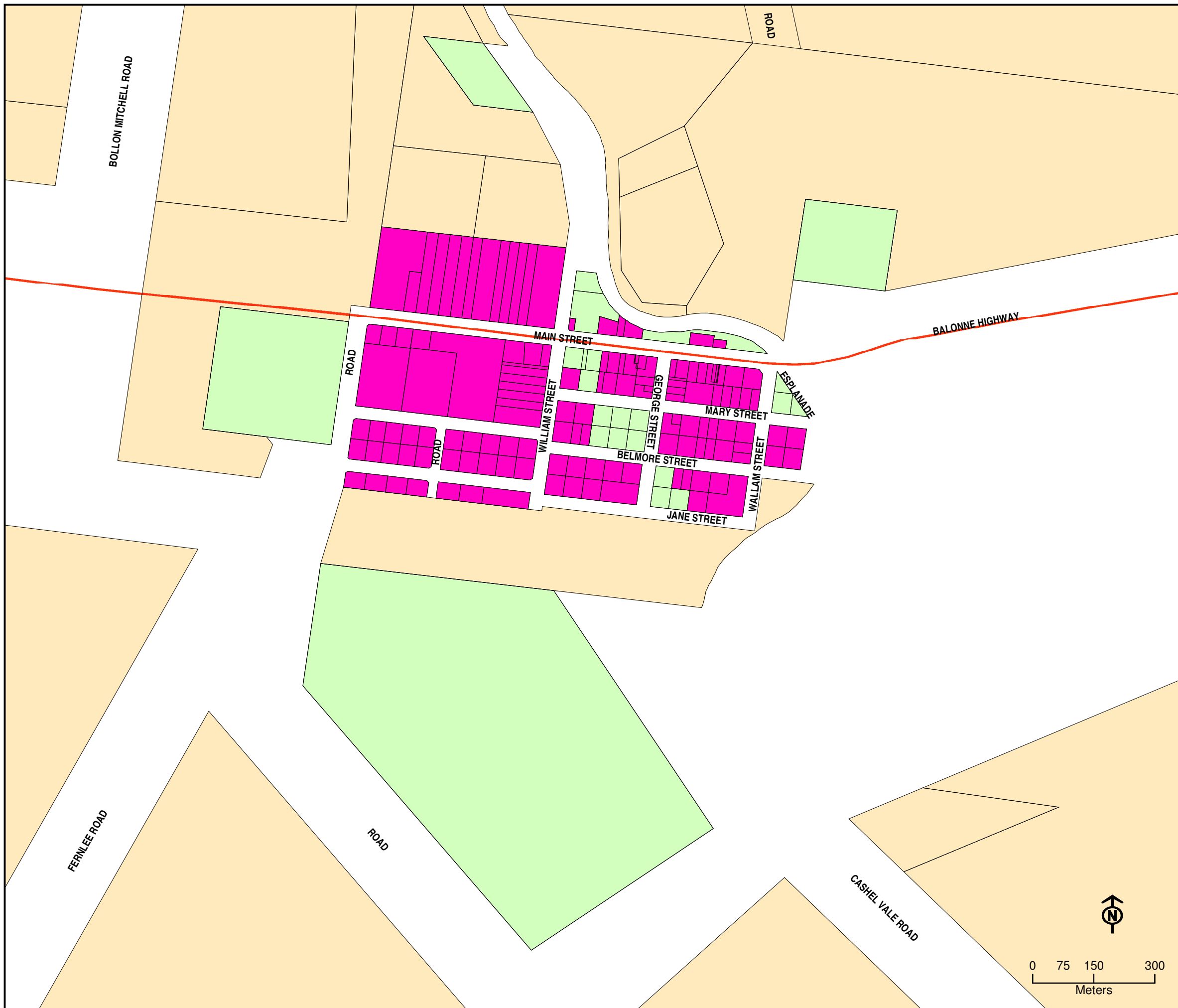
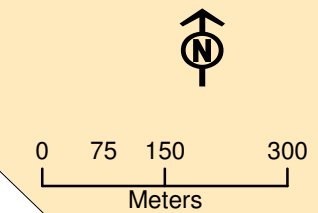
 Rail Lines

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Planning Scheme  
 Map

**P5**  
**Bollon**





The Planning Scheme for  
 the Shire of Balonne

**RURAL ZONE**

 Rural

**TOWN ZONE**

 Village Precinct  
 Open Space and Recreation Precinct

 Shire Boundary

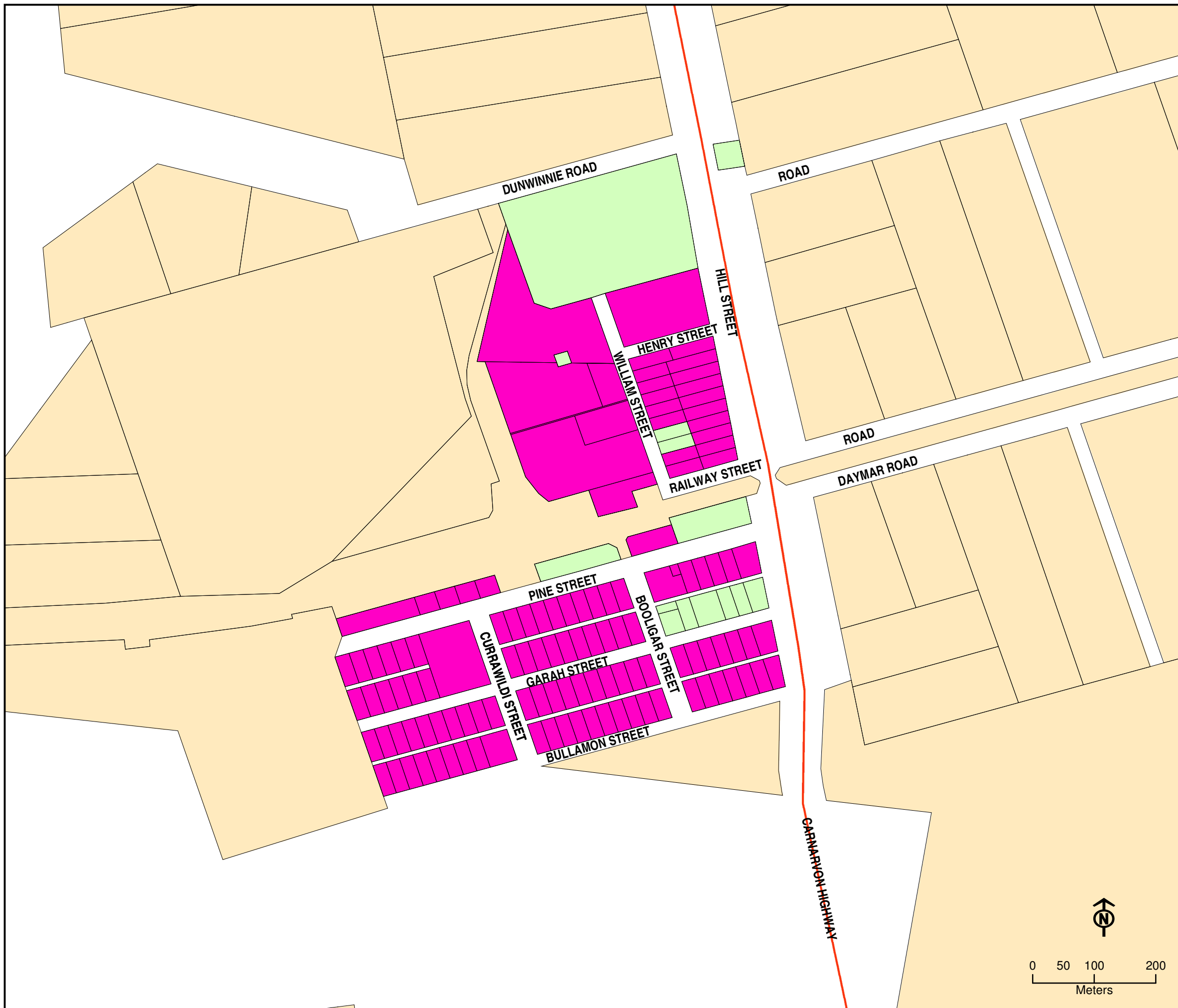
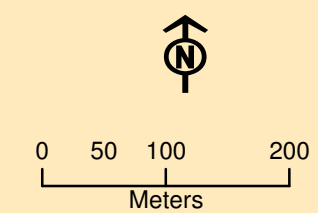
 State Controlled Roads

 Rail Lines

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Planning Scheme  
 Map

**P6**  
**Thallon**





The Planning Scheme for  
 the Shire of Balonne

**RURAL ZONE**


 Rural

**TOWN ZONE**

 Village Precinct  
 Open Space and Recreation Precinct

 Shire Boundary

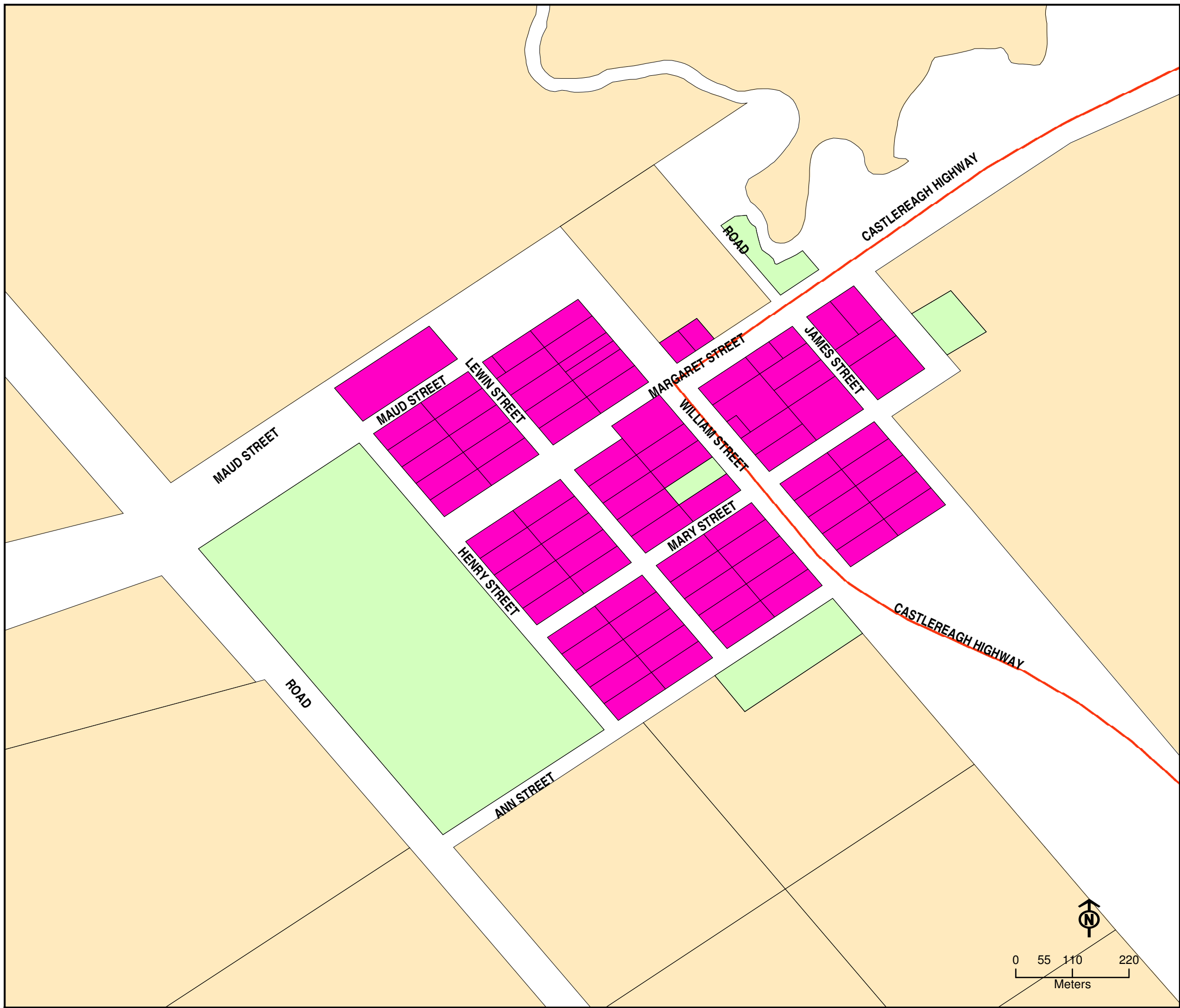
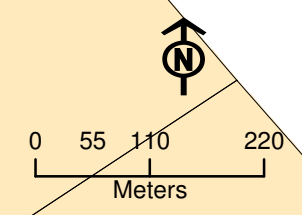
 State Controlled Roads

 Rail Lines

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Planning Scheme  
 Map

**P7**  
**Hebel**





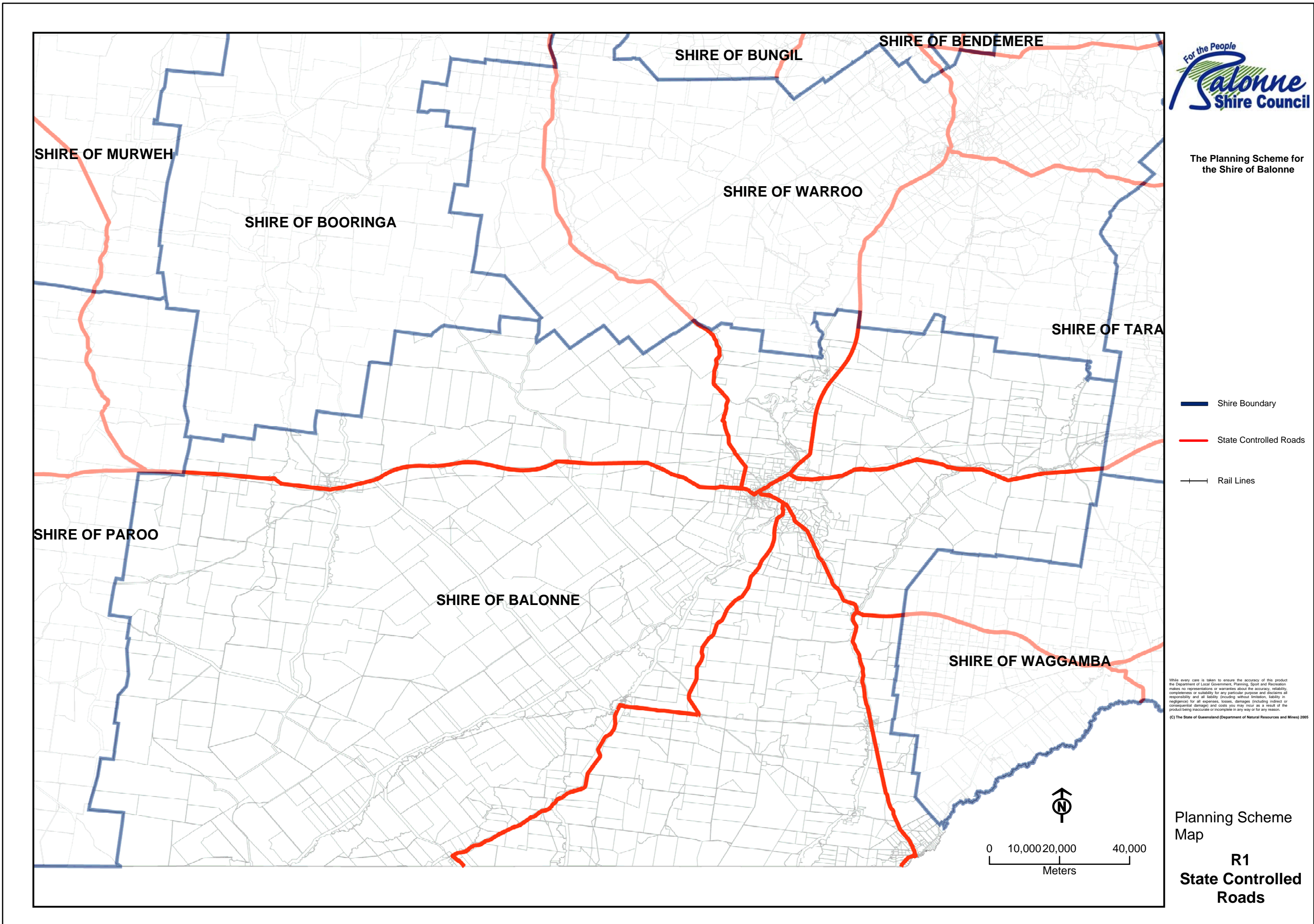


The Planning Scheme for the Shire of Balonne

- Shire Boundary
- State Controlled Roads
- Rail Lines

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Planning Scheme Map  
**R1**  
State Controlled Roads

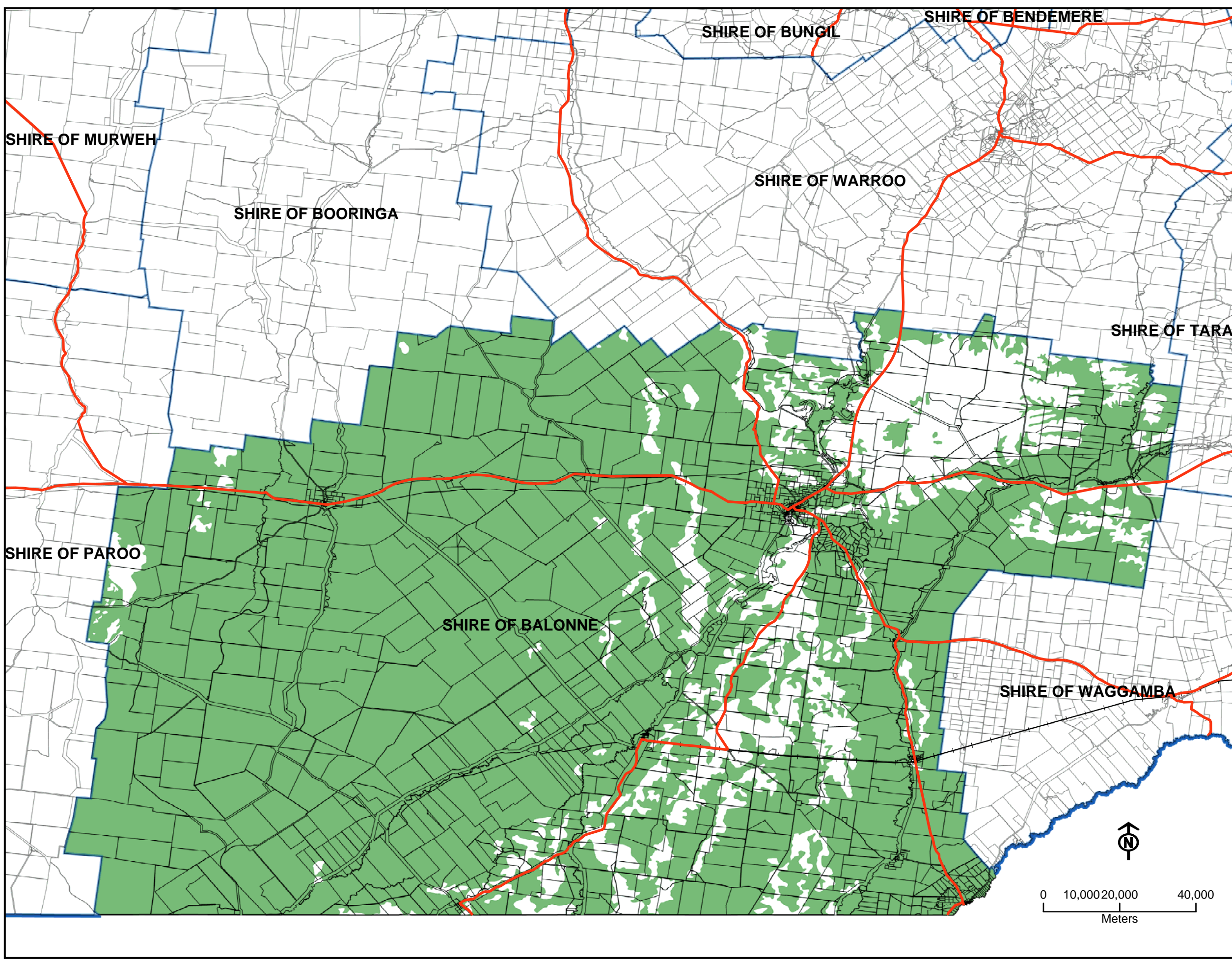




The Planning Scheme for  
 the Shire of Balonne







- Good Quality Agricultural Land
- Shire Boundary
- State Controlled Roads
- Rail Lines

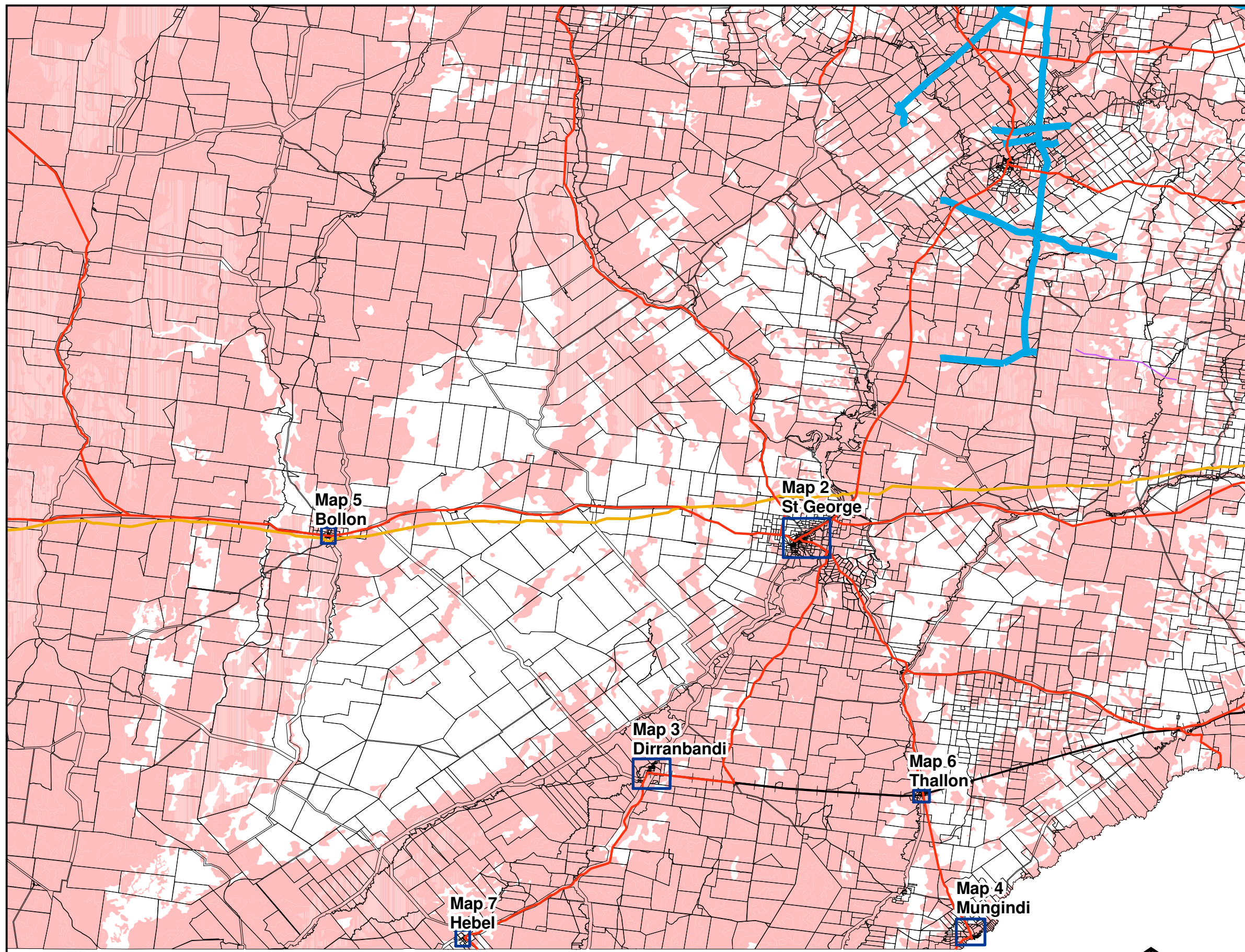
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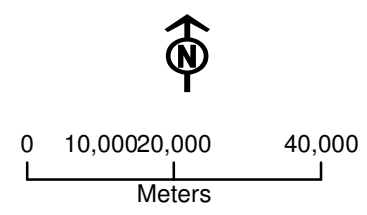


The Planning Scheme for  
 the Shire of Balonne

-  Protected Area
-  Shire Boundary
-  State Controlled Roads
-  Rail Lines
-  Gas Pipeline
-  Oil Pipeline



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Planning Scheme  
 Map  
**R3**  
**Protected Areas**



 Protected Area

 Shire Boundary

 State Controlled Road

 Gas Pipeline

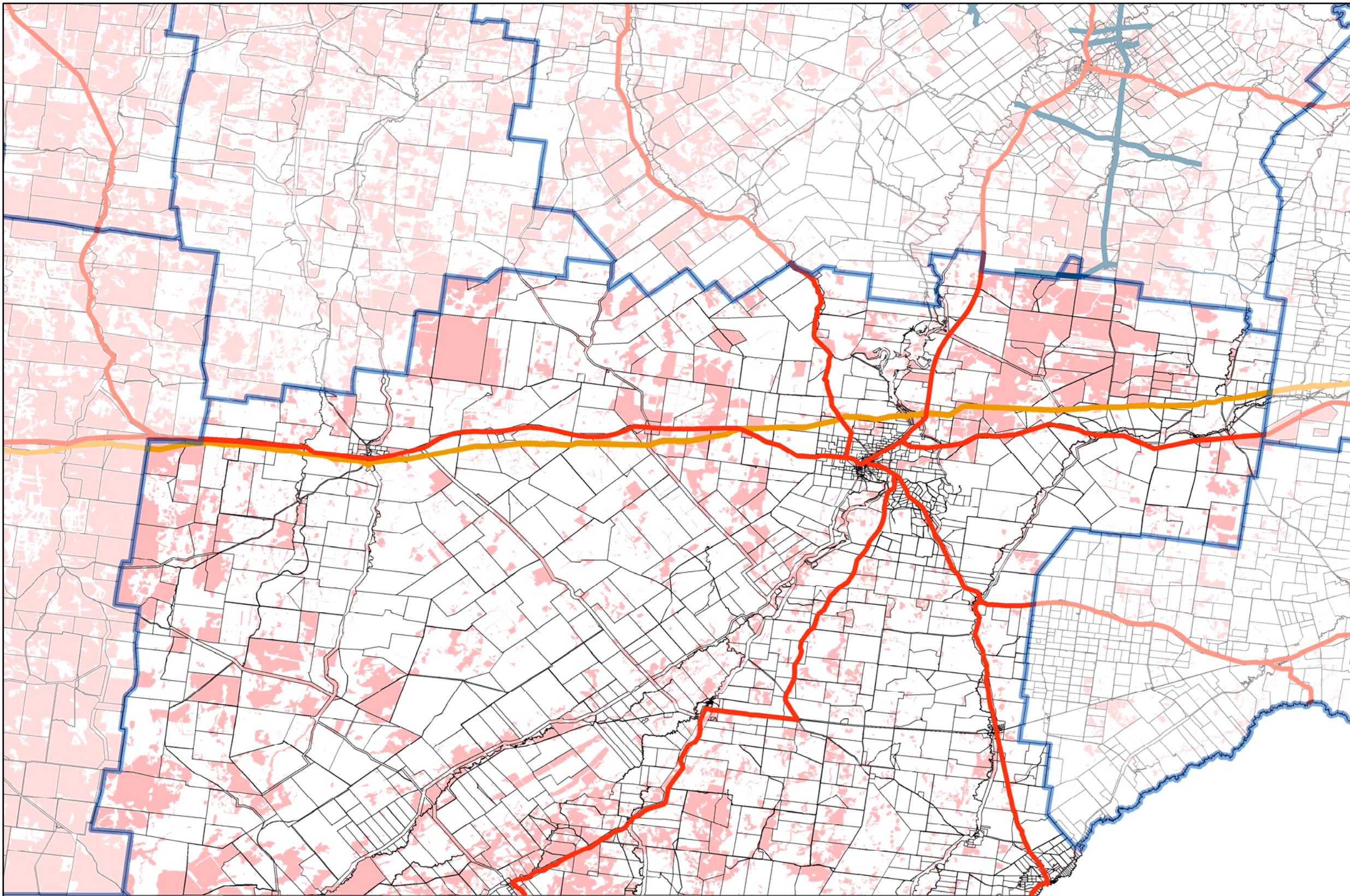
 Oil Pipeline

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Planning Scheme  
Map

**R3**  
**Protected Areas**



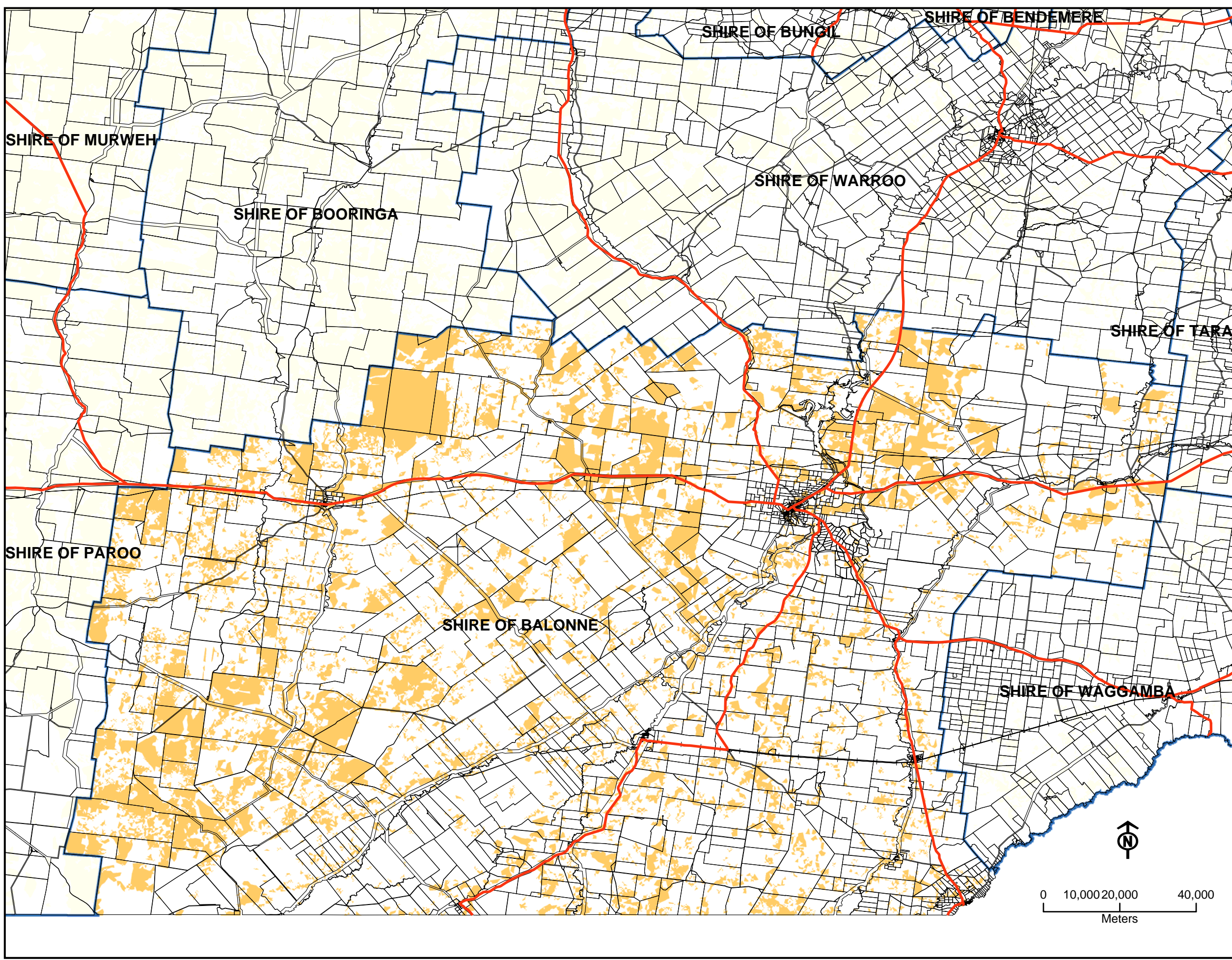
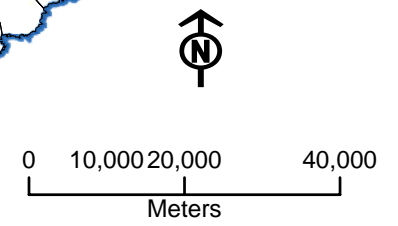


The Planning Scheme for the Shire of Balonne

- Low Bushfire Hazard Area
- Medium Bushfire Hazard Area
- High Bushfire Hazard Area
- Shire Boundary
- State Controlled Roads
- Rail Lines


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Planning Scheme Map  
**R4**  
**Bushfire Hazard Areas**





The Planning Scheme for the Shire of Balonne

 Mining Leases

 Shire Boundary

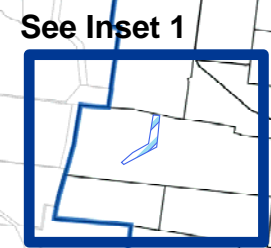
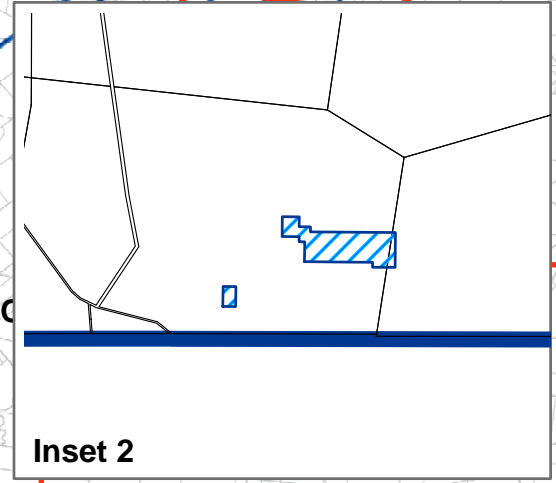
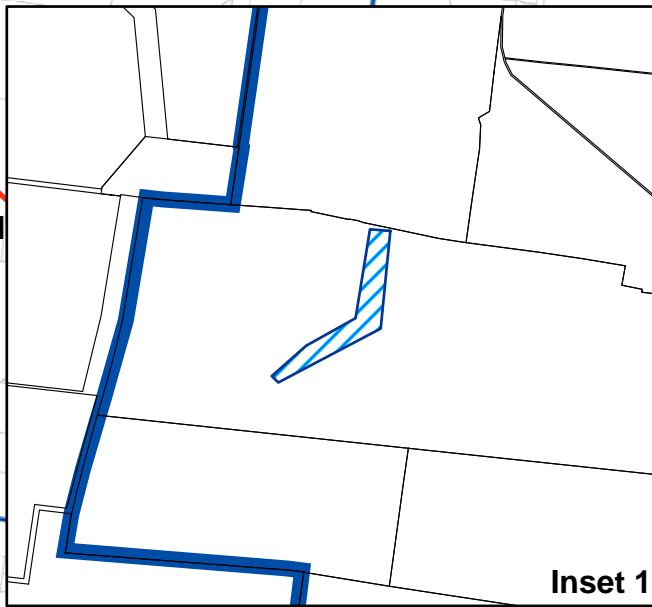
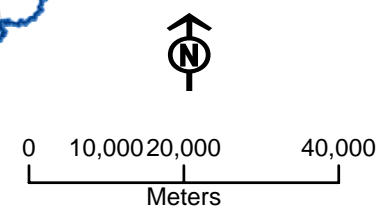
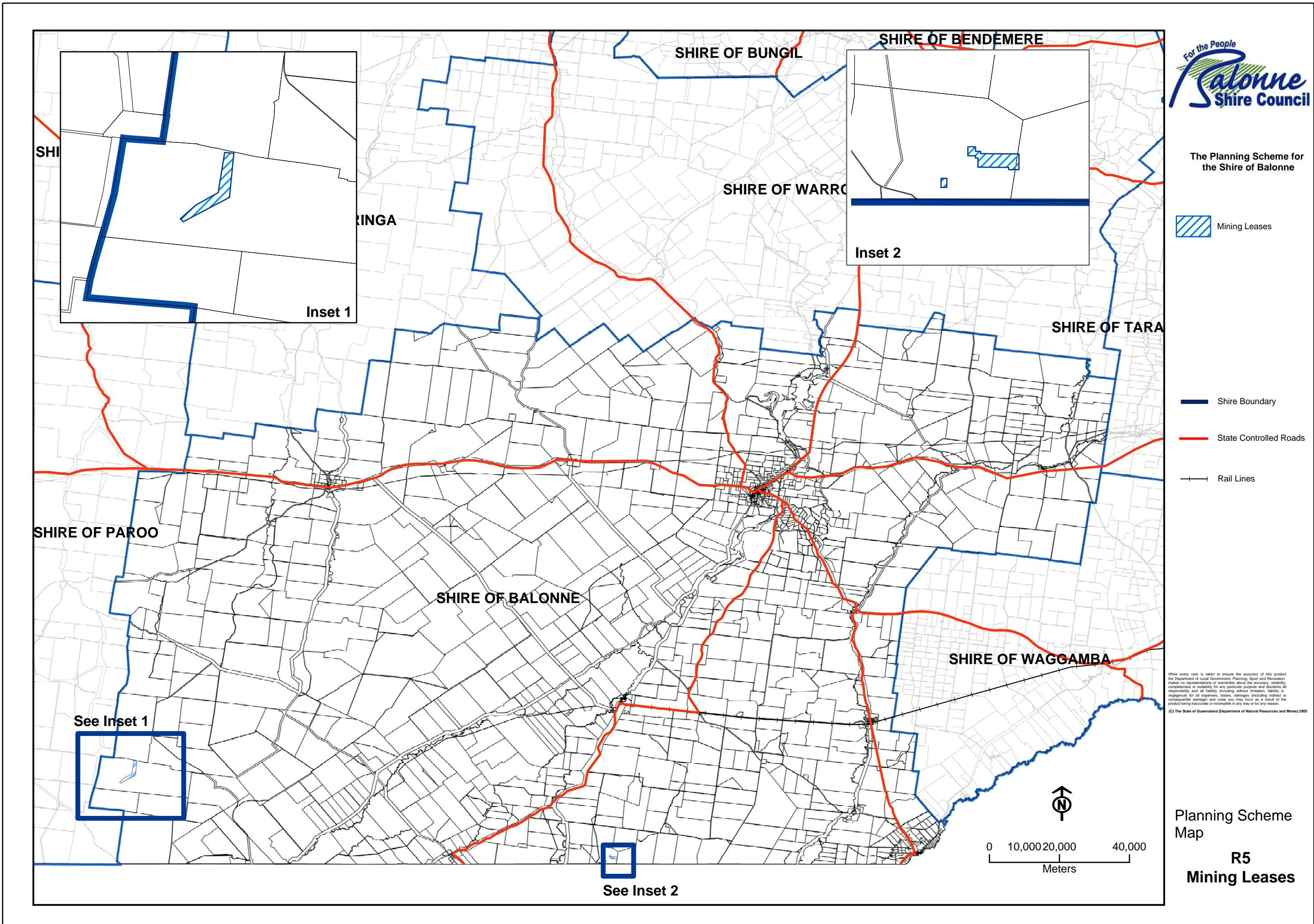
 State Controlled Roads

 Rail Lines

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Planning Scheme  
 Map

**R5**  
**Mining Leases**



The Planning Scheme for  
 the Shire of Balonne

St George Airport  
 Obstacle Limitation  
 Surface Boundary

Shire Boundary

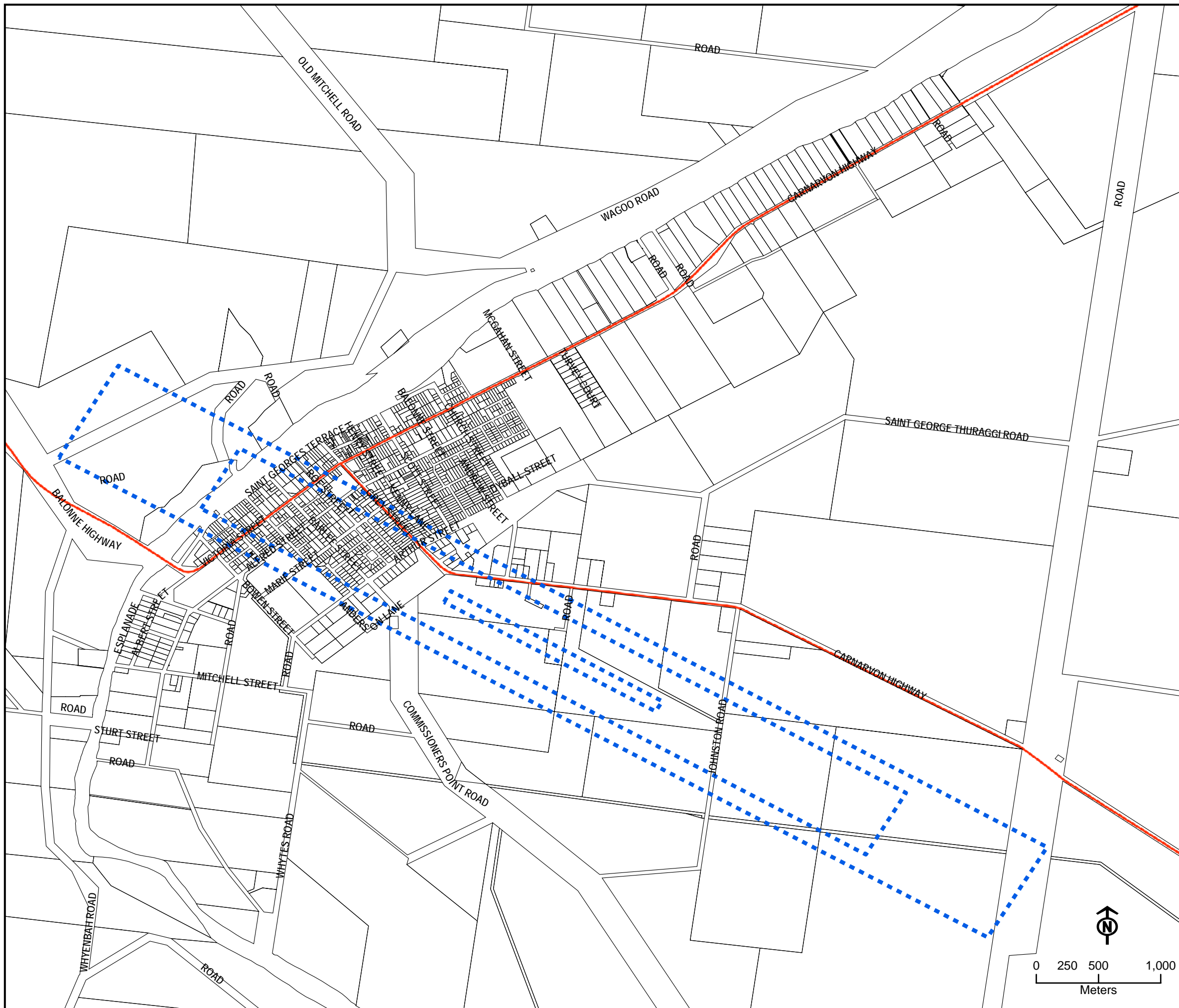
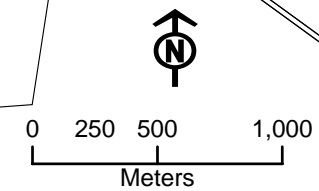
State Controlled Roads

Rail Lines





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Planning Scheme  
 Map

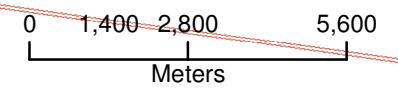
**R6**  
**Obstacle**  
**Limitation**  
**Surfaces**



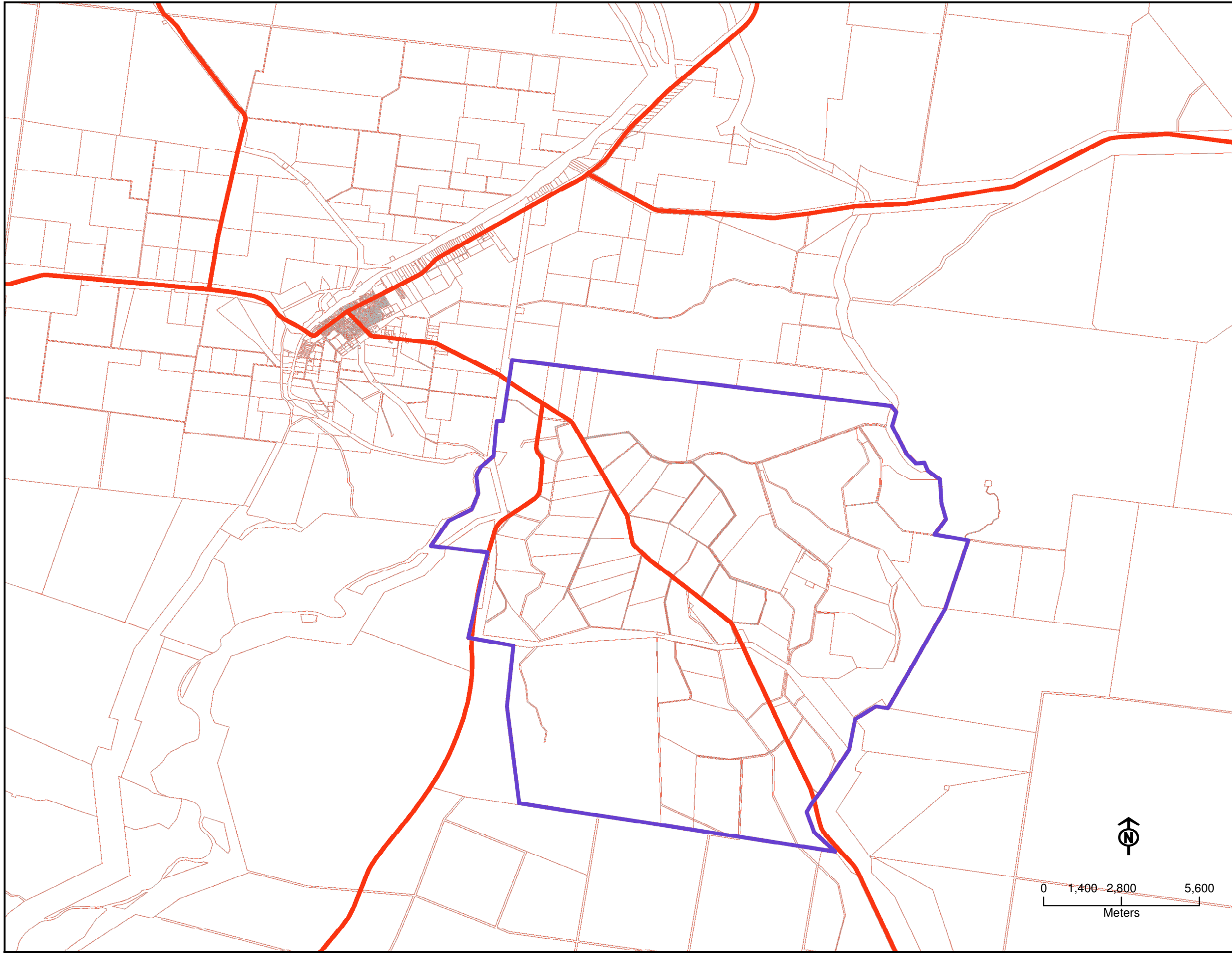


-  Shire Boundary
-  State Controlled Roads
-  Rail Lines
-  St George Irrigation Area

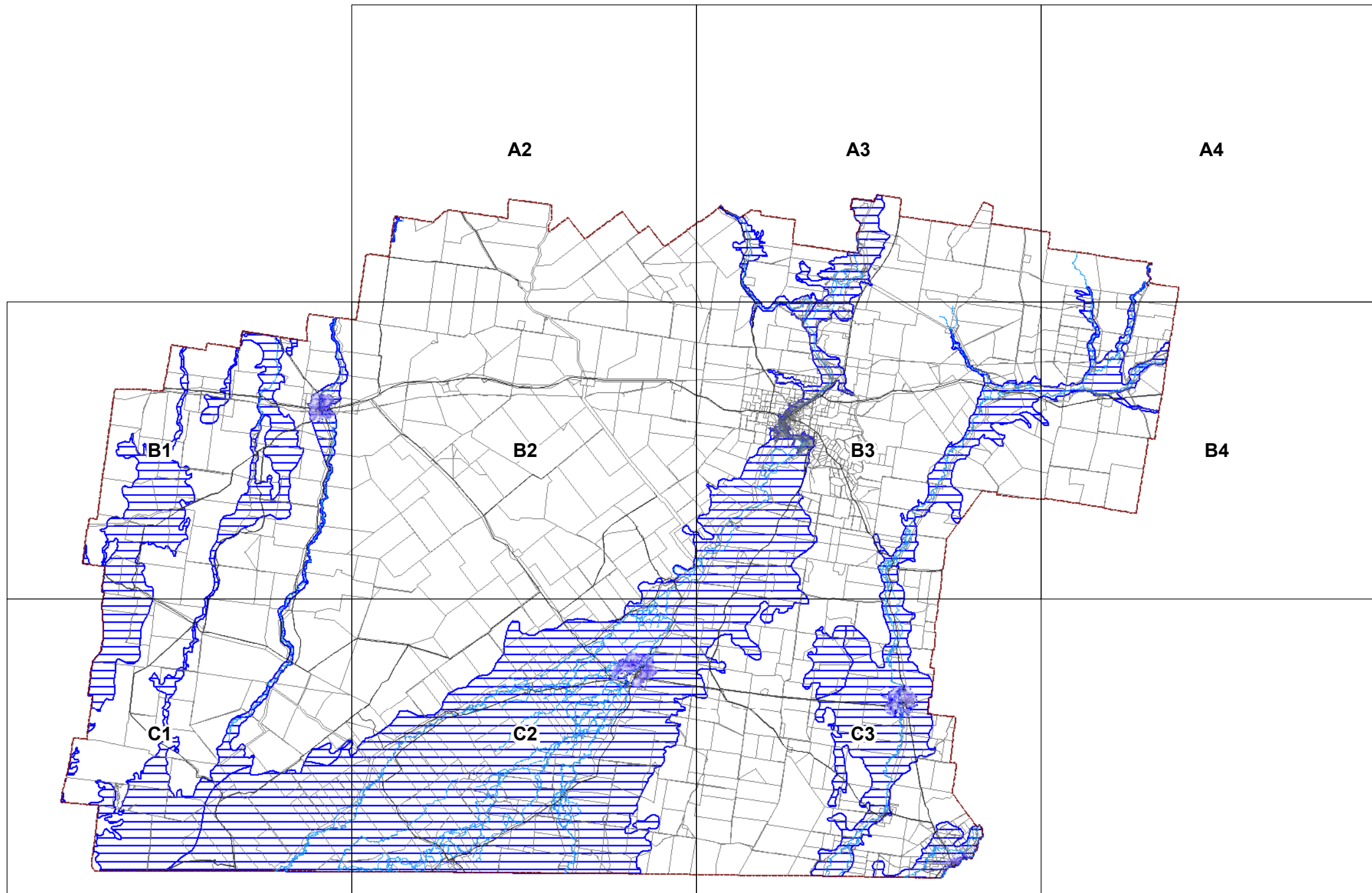
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Planning Scheme  
Map  
**R7**  
**St George**  
**Irrigation Area**

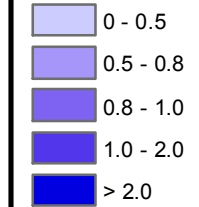


BALONNE SHIRE COUNCIL  
FLOOD HAZARD OVERLAY



**Legend**

**Peak Water Depth (m)**



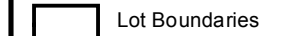
**Road Network**



**Rivers and Creeks**



\*Note: Those parts of this Overlay without detailed flood information (e.g. water depth and velocity) represent areas of possible inundation derived from 'Level 1' floodplain mapping from the Queensland Reconstruction Authority and are subject to further investigation for flood potential.



Digital Cadastral Database (DCDB) is provided by the State of Queensland and is current as at May 2013. Flood information is derived from a compilation of Level 1, 2 and 3 flood hazard information prepared by the Queensland Reconstruction Authority (Level 1 data - 2012) and BMT WBM (Level 2 - 2013 and Level 3 - 2014). For further information on the varying levels of flood information included in this mapping suite please refer to <http://qldreconstruction.org.au/publications-guides/land-use-planning/planning-for-stronger-more-resilient-flood-plains>.

Balonne Shire Council and/or the entities involved in the preparation of this data give no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accept no liability (including without limit, liability in negligence, for any loss, damage or costs (including consequential damage) relating to any use of this data. Balonne Shire Council has sourced this data from external agencies to support a greater awareness of potential flood hazard. These maps are produced with the best available information at the time of publication however larger floods can and may occur and therefore use of this data should be used with precaution.

Version-15/07/2014

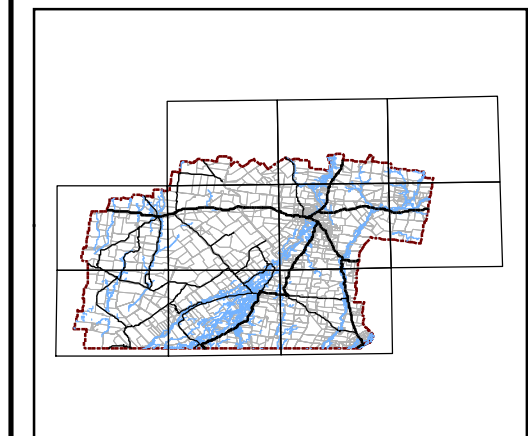


Approx. Scale @ A3 1:1,050,000

23,000 0 23,000








Meters



R8 Flood Hazard Overlay – Index Map

**Legend**

**Peak Water Depth (m)**

-  0 - 0.5
-  0.5 - 0.8
-  0.8 - 1.0
-  1.0 - 2.0
-  > 2.0

**Road Network**




**Rivers and Creeks**



-  Flood Hazard Overlay - Locally Verified

\*Note: Those parts of this Overlay without detailed flood information (e.g. water depth and velocity) represent areas of possible inundation derived from 'Level 1' floodplain mapping from the Queensland Reconstruction Authority and are subject to further investigation for flood potential.

-  Lot Boundaries

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Version-15/07/2014

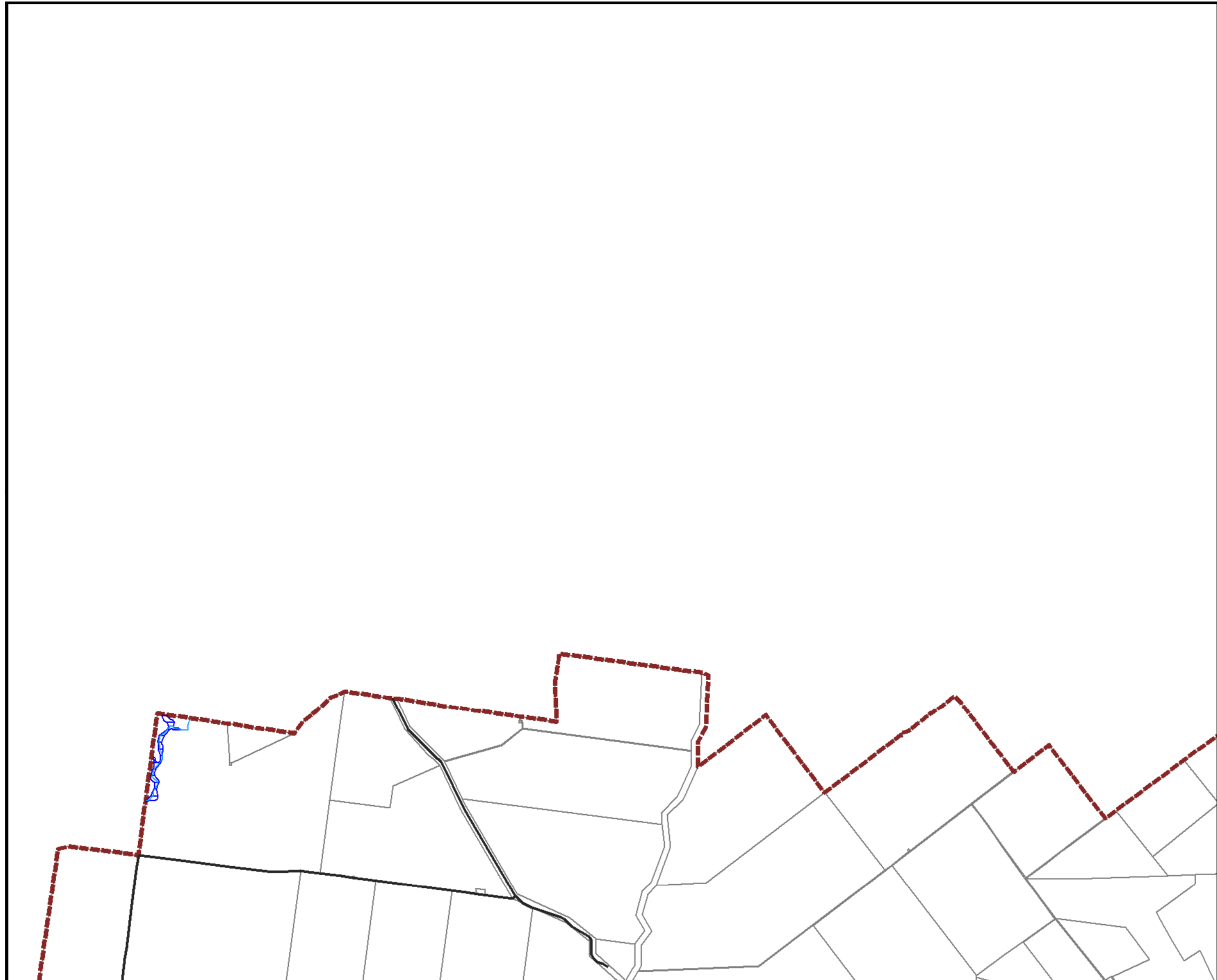
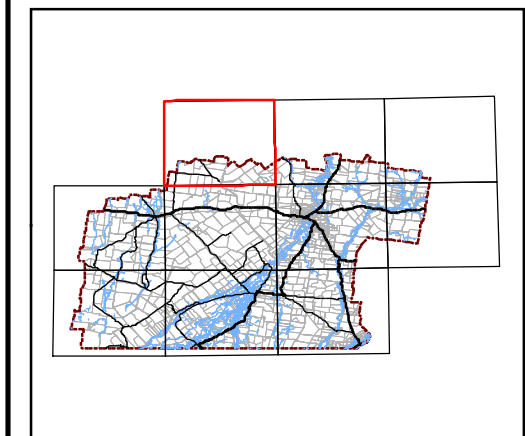


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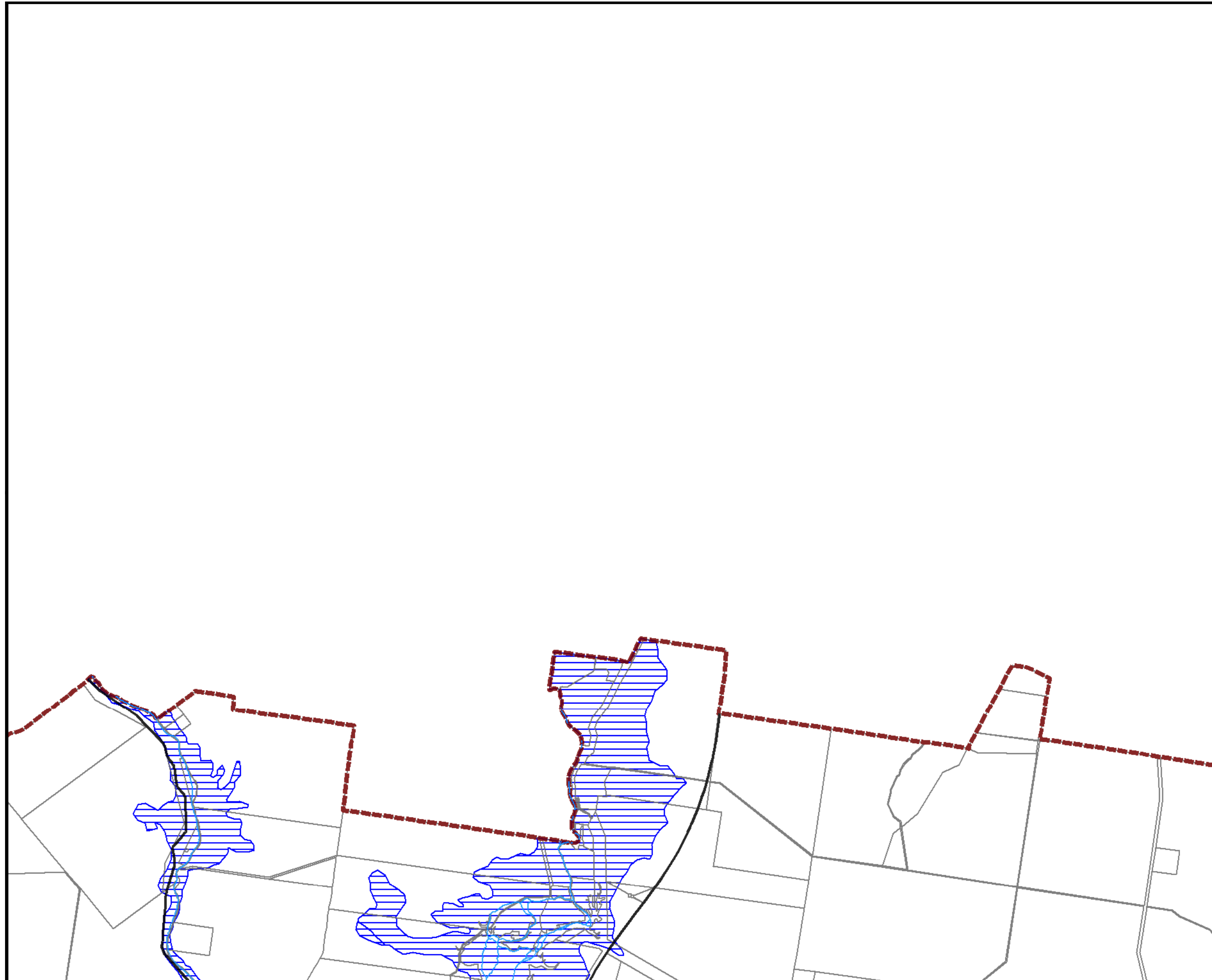
5,800 0 5,800



Metres












**Legend**

**Peak Water Depth (m)**

-  0 - 0.5
-  0.5 - 0.8
-  0.8 - 1.0
-  1.0 - 2.0
-  > 2.0

**Road Network**




**Rivers and Creeks**




 Flood Hazard Overlay - Locally Verified

\*Note: Those parts of this Overlay without detailed flood information (e.g. water depth and velocity) represent areas of possible inundation derived from 'Level 1' floodplain mapping from the Queensland Reconstruction Authority and are subject to further investigation for flood potential.

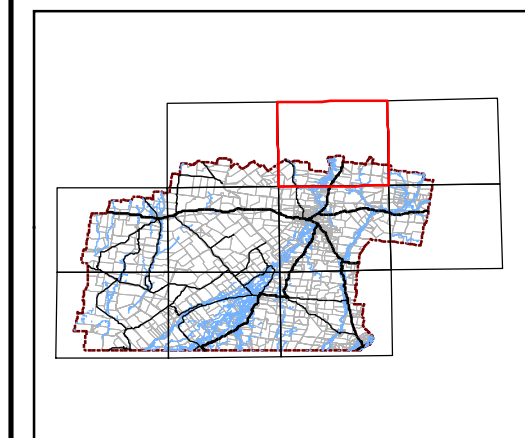
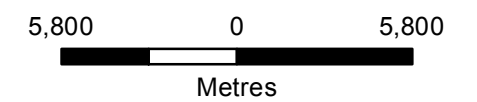
 Lot Boundaries

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Version-15/07/2014 






Approx. Scale @ A3 1:250,000





**Legend**

**Peak Water Depth (m)**

-  0 - 0.5
-  0.5 - 0.8
-  0.8 - 1.0
-  1.0 - 2.0
-  > 2.0

**Road Network**




**Rivers and Creeks**



-  Flood Hazard Overlay - Locally Verified

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Version-15/07/2014

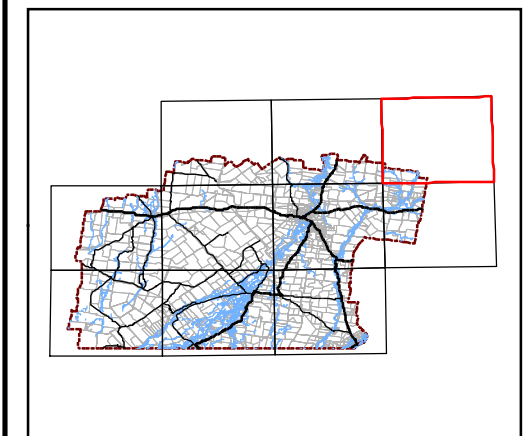


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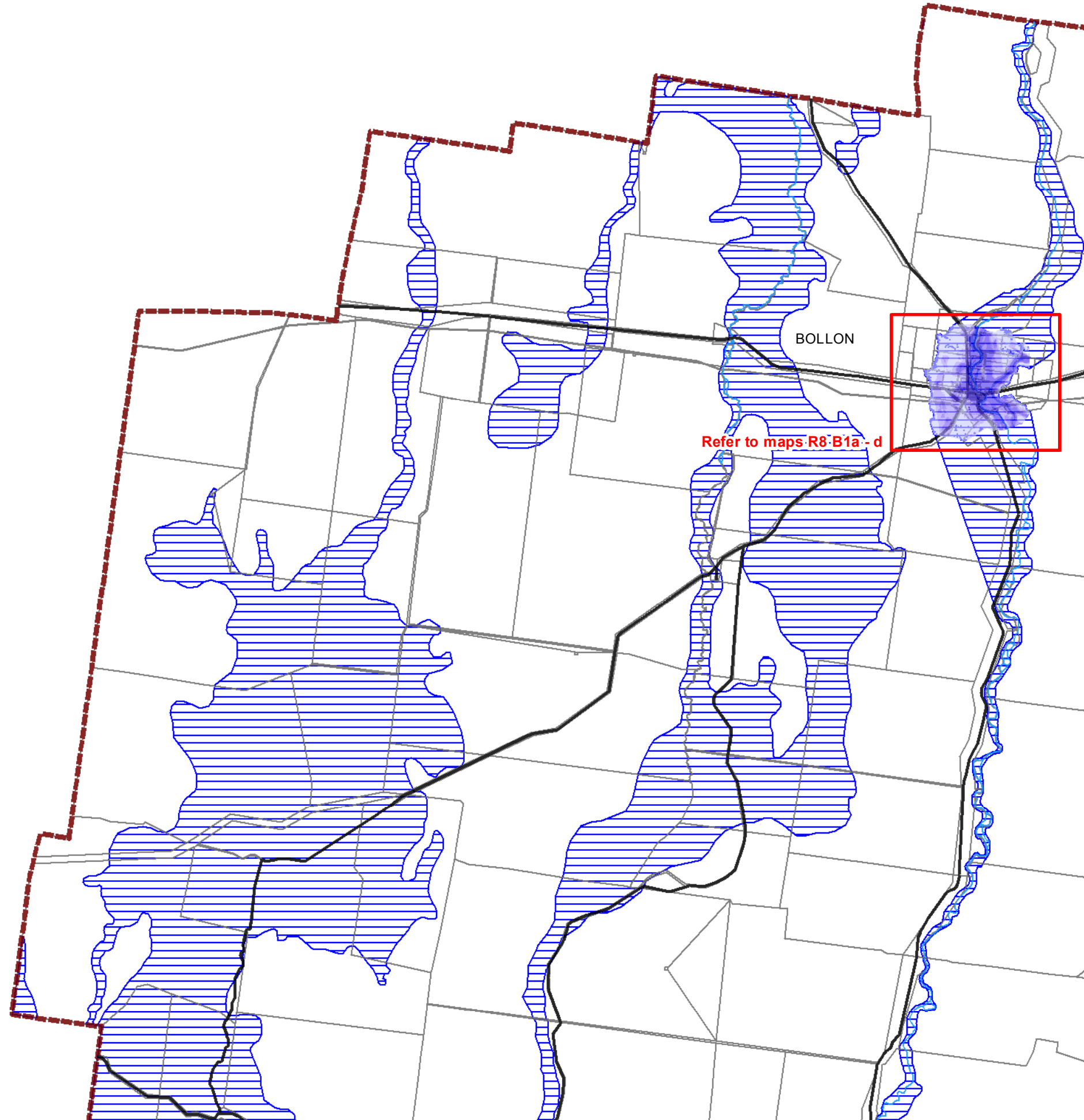
5,800 0 5,800



Metres



BALONNE SHIRE COUNCIL  
FLOOD HAZARD OVERLAY



**Legend**

**Peak Water Depth (m)**

- 0 - 0.5
- 0.5 - 0.8
- 0.8 - 1.0
- 1.0 - 2.0
- > 2.0

**Road Network**



**Rivers and Creeks**



- Flood Hazard Overlay - Locally Verified

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- Lot Boundaries

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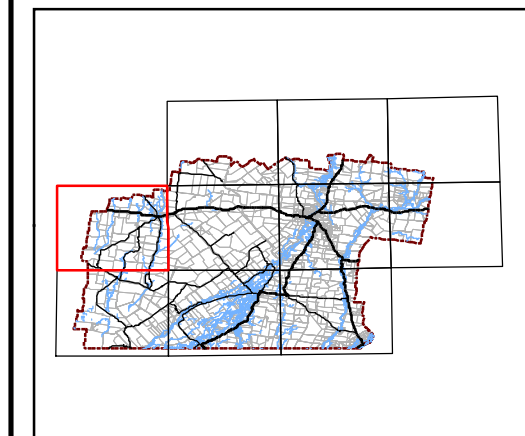
Version-15/07/2014



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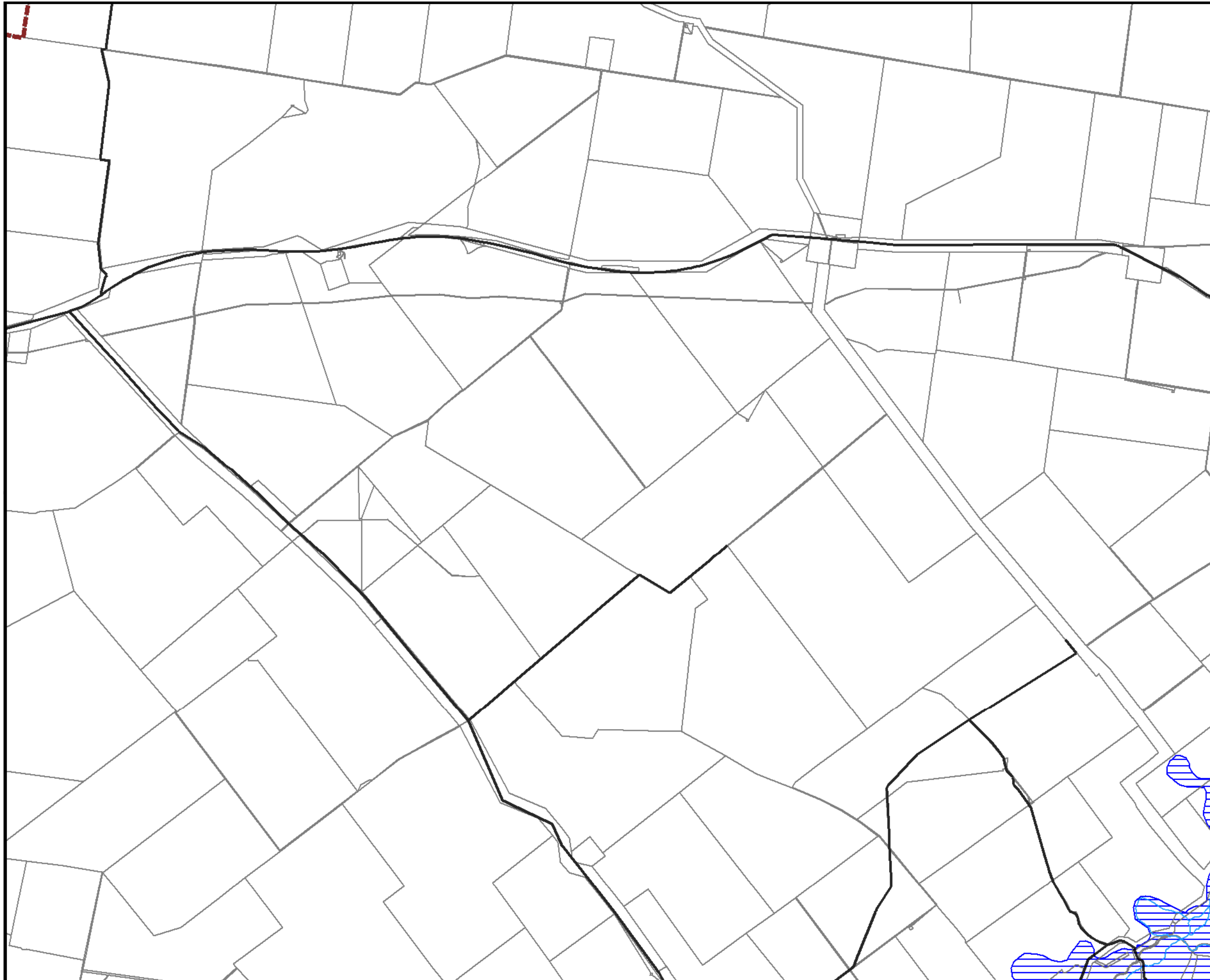
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Metres










BALONNE SHIRE COUNCIL  
FLOOD HAZARD OVERLAY



**Legend**

**Peak Water Depth (m)**


-  0 - 0.5
-  0.5 - 0.8
-  0.8 - 1.0
-  1.0 - 2.0
-  > 2.0

**Road Network**




**Rivers and Creeks**



-  Flood Hazard Overlay - Locally Verified

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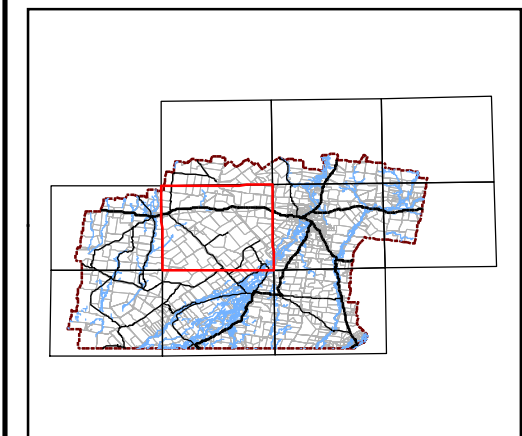
Version-15/07/2014



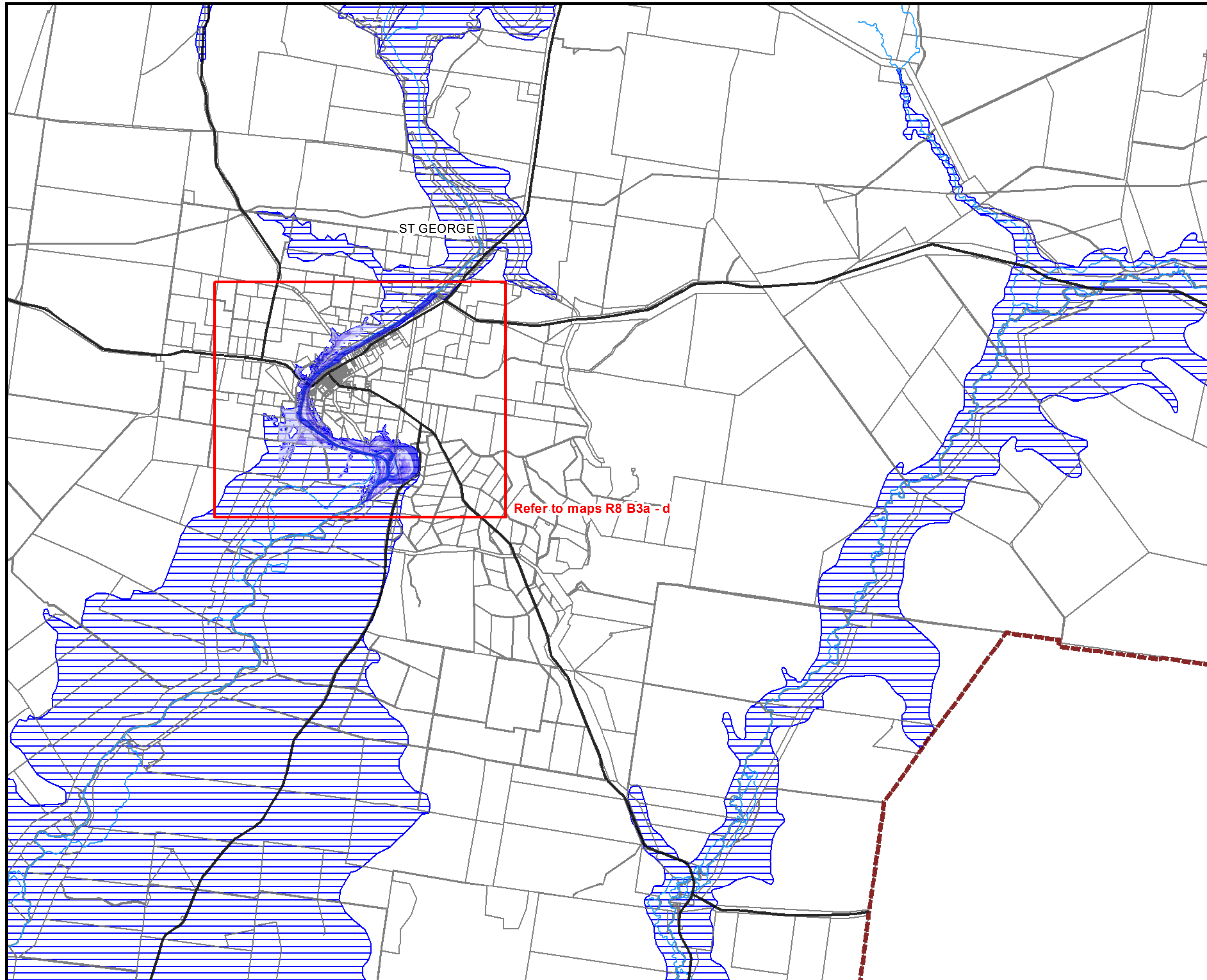
Approx. Scale @ A3 1:250,000

5,800 0 5,800

Metres



BALONNE SHIRE COUNCIL  
FLOOD HAZARD OVERLAY



**Legend**

**Peak Water Depth (m)**

- 0 - 0.5
- 0.5 - 0.8
- 0.8 - 1.0
- 1.0 - 2.0
- > 2.0

**Road Network**



**Rivers and Creeks**



- Flood Hazard Overlay - Locally Verified

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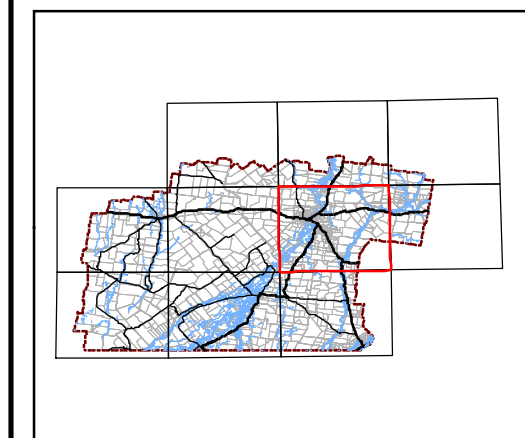
Version-15/07/2014



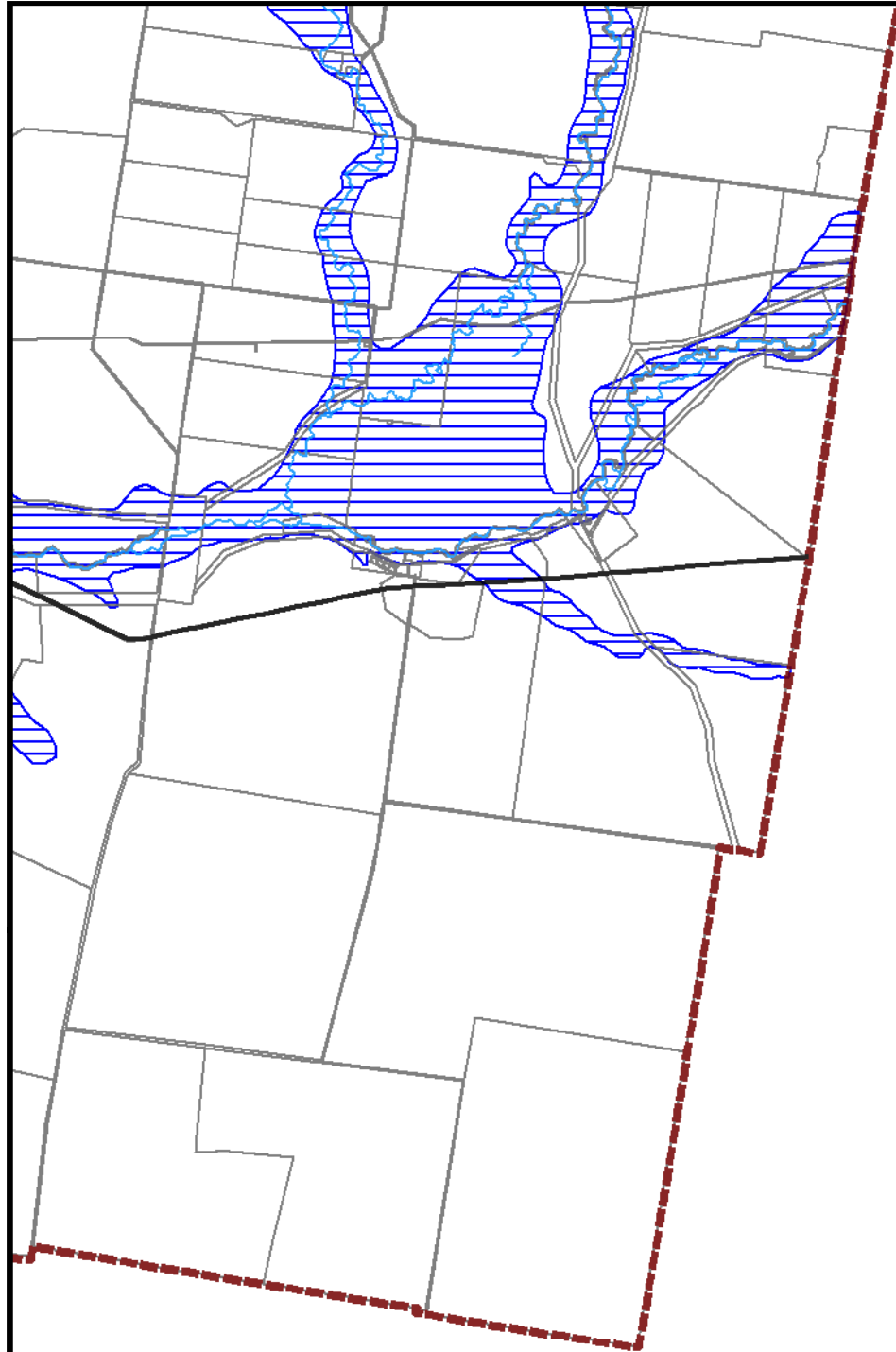
Approx. Scale @ A3 1:250,000

5,800 0 5,800

Metres








BALONNE SHIRE COUNCIL  
FLOOD HAZARD OVERLAY



**Legend**

**Peak Water Depth (m)**


-  0 - 0.5
-  0.5 - 0.8
-  0.8 - 1.0
-  1.0 - 2.0
-  > 2.0

**Road Network**




**Rivers and Creeks**



 Flood Hazard Overlay - Locally Verified

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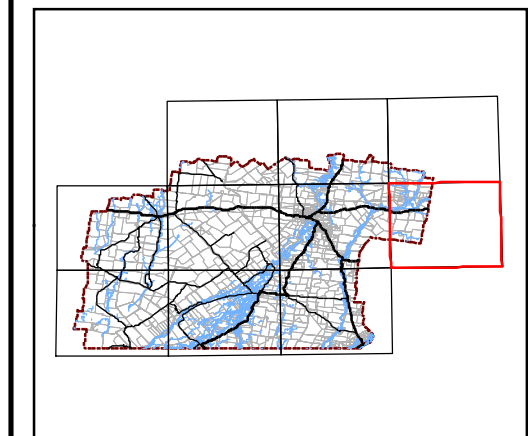


Approx. Scale @ A3 1:250,000

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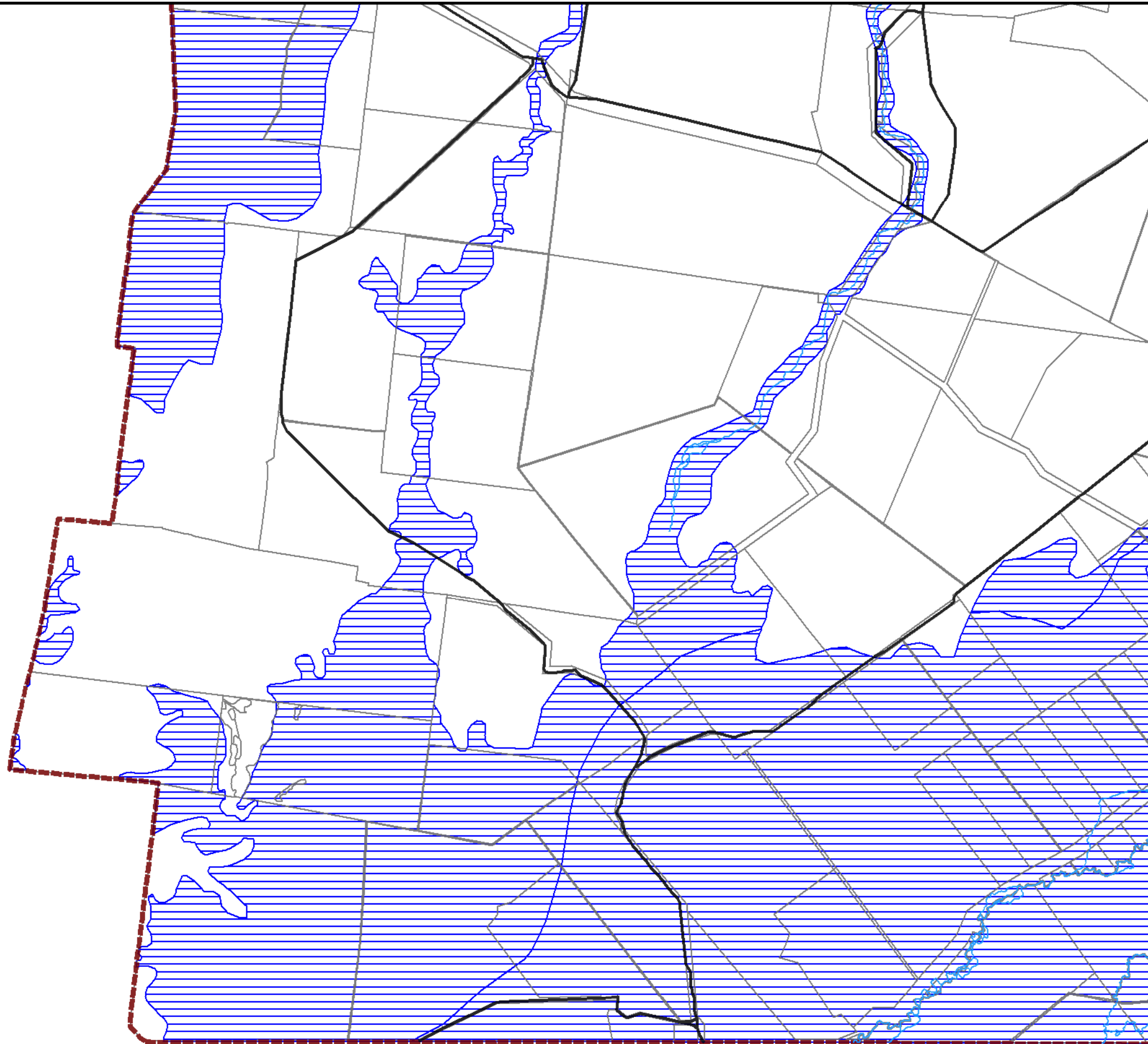


Metres










BALONNE SHIRE COUNCIL  
FLOOD HAZARD OVERLAY



**Legend**

**Peak Water Depth (m)**

-  0 - 0.5
-  0.5 - 0.8
-  0.8 - 1.0
-  1.0 - 2.0
-  > 2.0

**Road Network**




**Rivers and Creeks**




 Flood Hazard Overlay - Locally Verified

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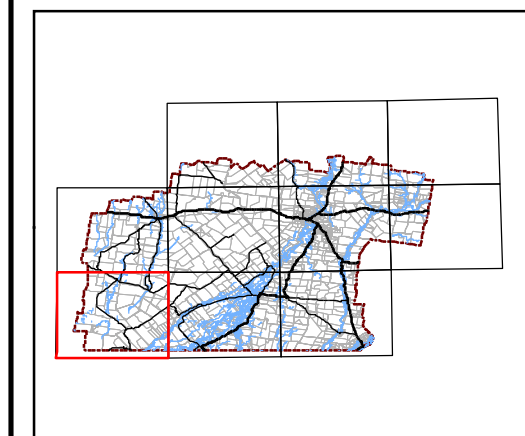
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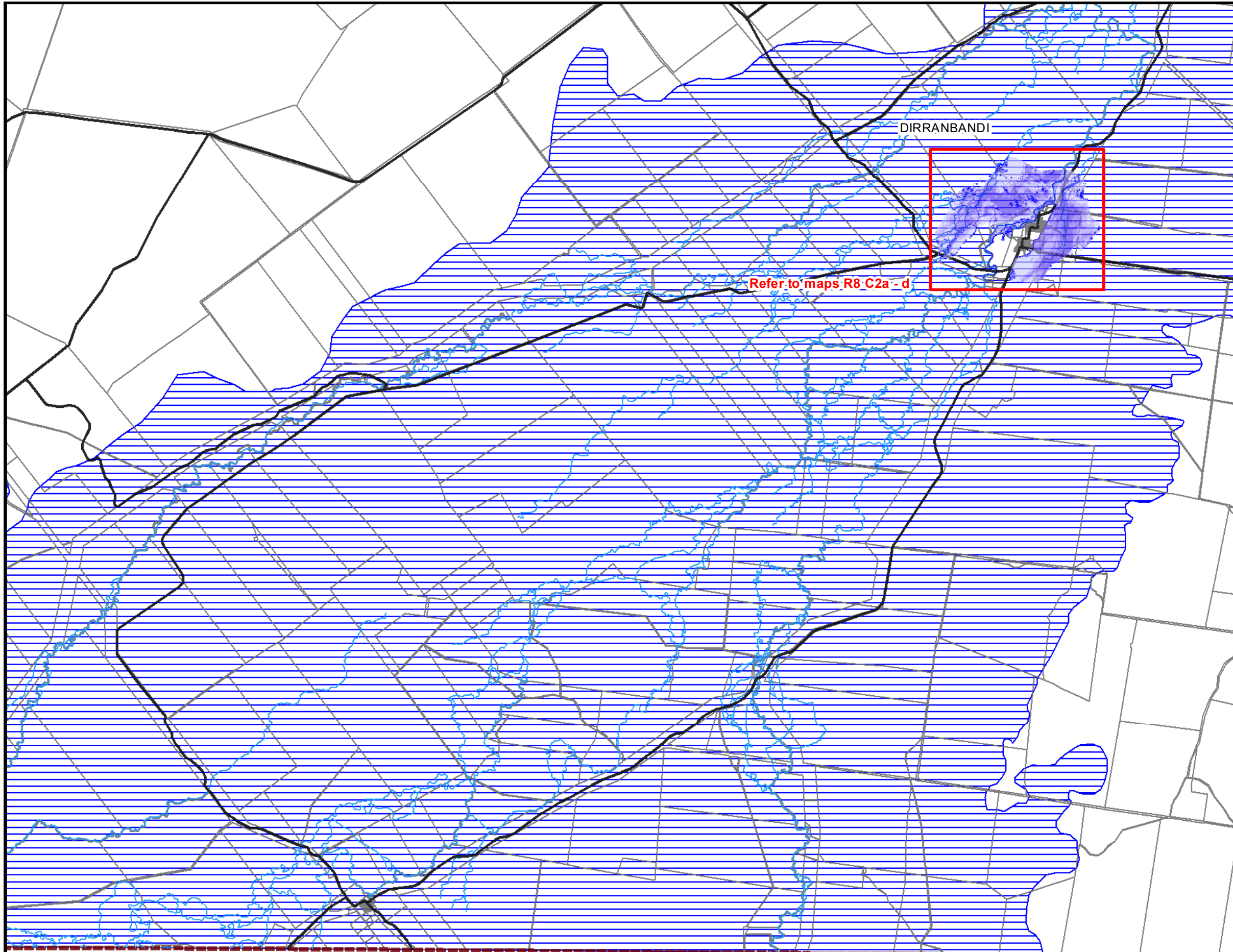
Approx. Scale @ A3 1:250,000

5,800 0 5,800

Metres



BALONNE SHIRE COUNCIL  
FLOOD HAZARD OVERLAY



**Legend**

**Peak Water Depth (m)**

- 0 - 0.5
- 0.5 - 0.8
- 0.8 - 1.0
- 1.0 - 2.0
- > 2.0

**Road Network**



**Rivers and Creeks**



- Flood Hazard Overlay - Locally Verified

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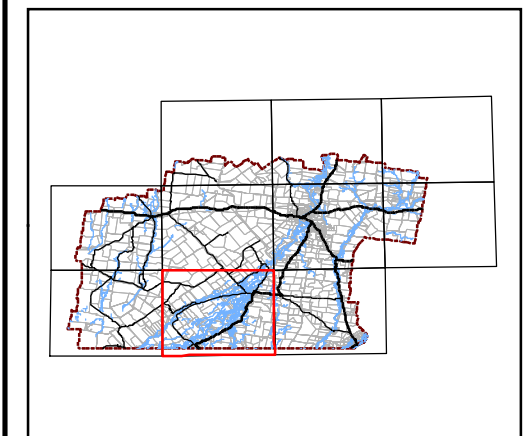


Approx. Scale @ A3 1:250,000

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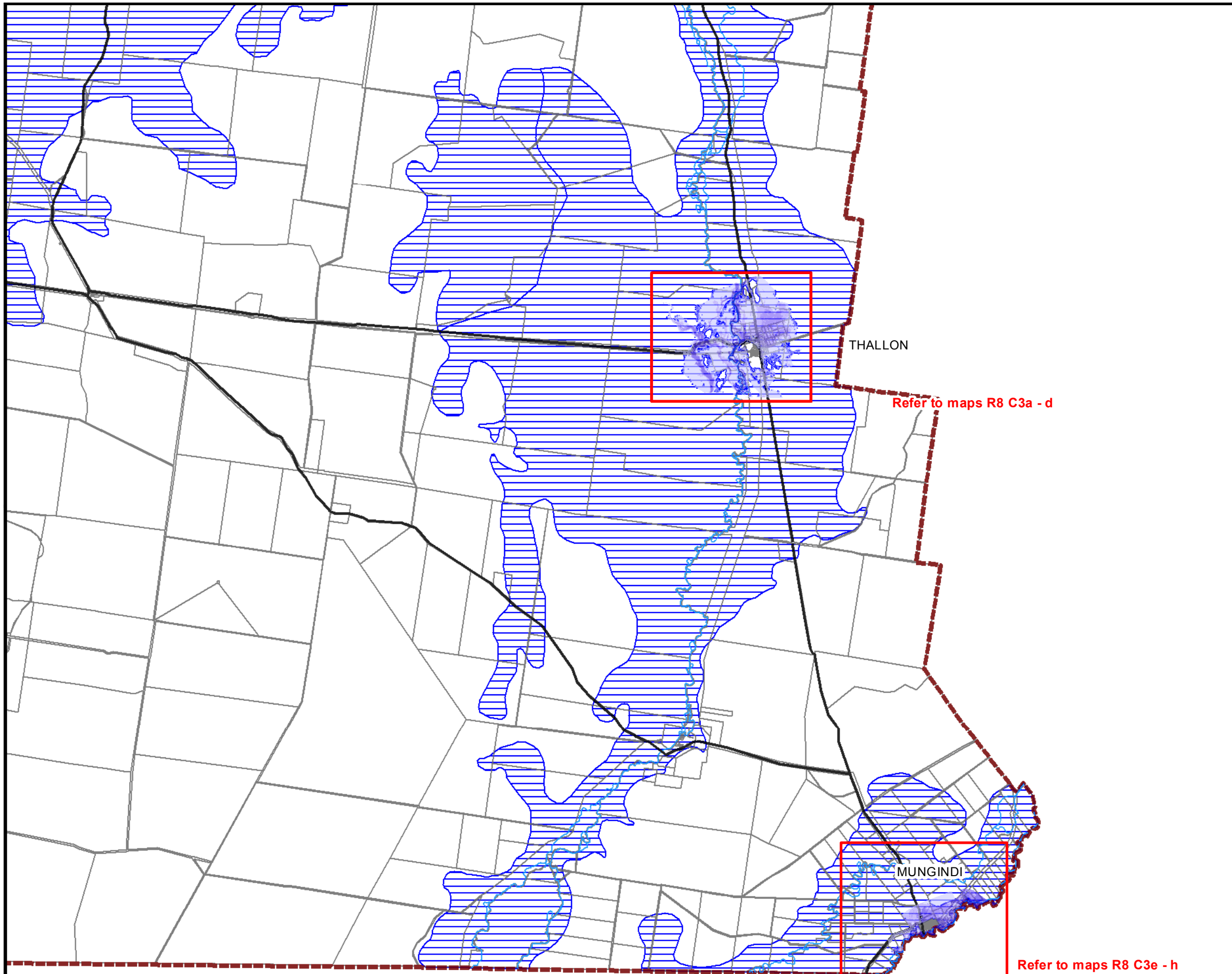


Metres










BALONNE SHIRE COUNCIL  
FLOOD HAZARD OVERLAY



**Legend**

**Peak Water Depth (m)**

-  0 - 0.5
-  0.5 - 0.8
-  0.8 - 1.0
-  1.0 - 2.0
-  > 2.0

**Road Network**




**Rivers and Creeks**




 Flood Hazard Overlay - Locally Verified

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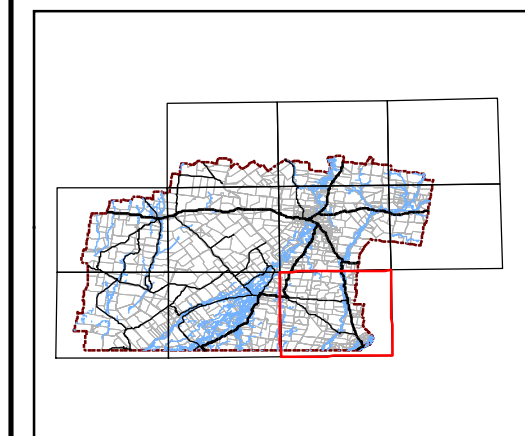
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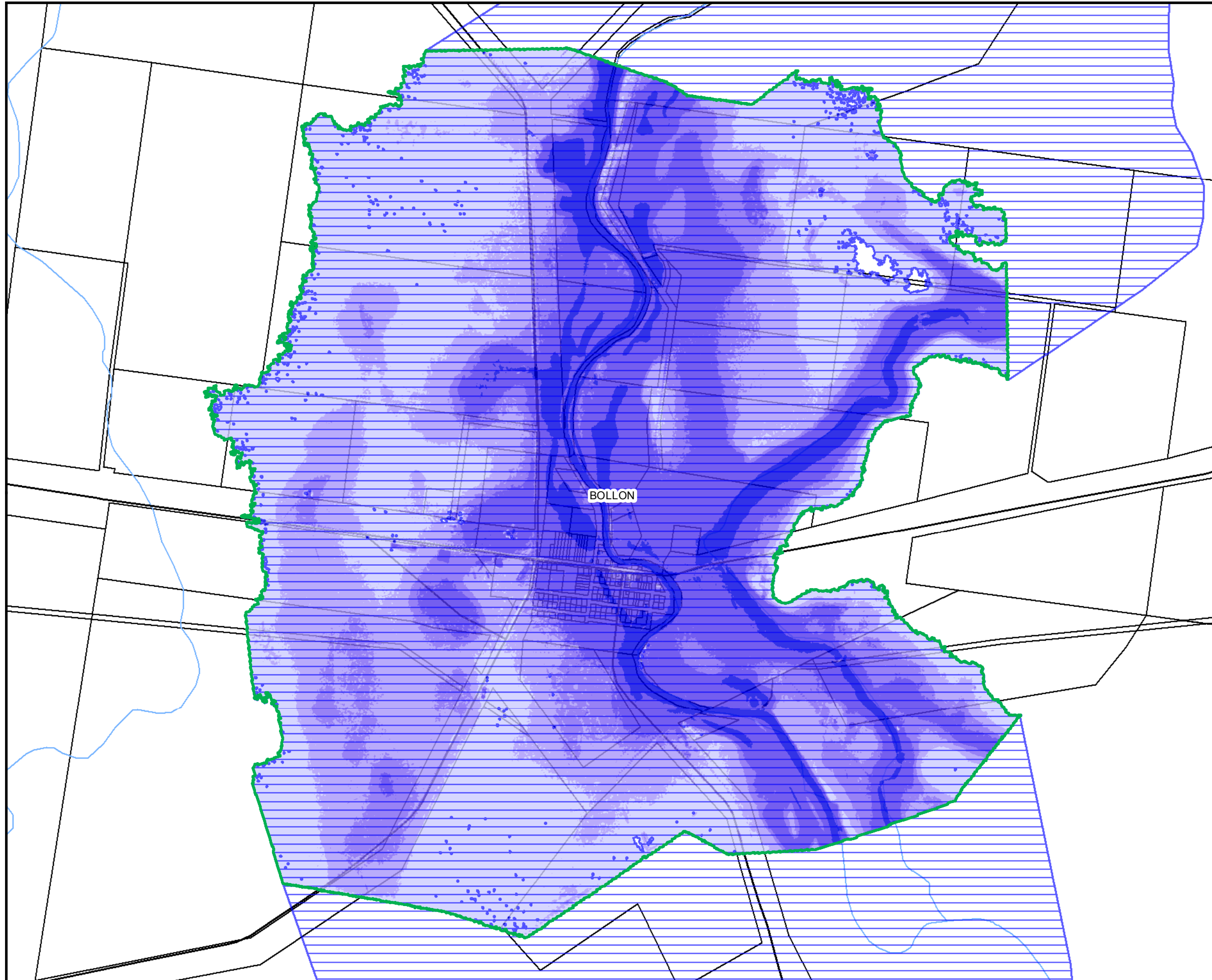
Approx. Scale @ A3 1:250,000

5,800 0 5,800

Metres



BALONNE SHIRE COUNCIL  
 MAP B1A - DEFINED FLOOD LEVEL - BOLLON



**Legend**

**Peak Water Depth (m)**

- 0 - 0.5
- 0.5 - 0.8
- 0.8 - 1.0
- 1.0 - 2.0
- > 2.0

**Road Network**



**Rivers and Creeks**



Flood Hazard Overlay - Locally Verified

Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006

Lot Boundaries

Defined Flood Event Depicted:  
 Detailed flood information (depth, velocity and hazard) represent the 1% Annual Exceedance Probability (AEP) Flood Event, balance of Flood Hazard Overlay represents an area of possible inundation.

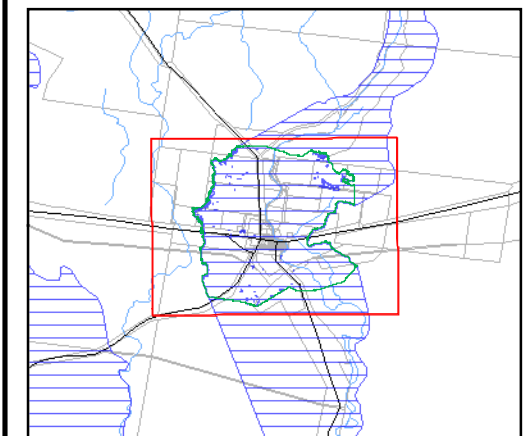
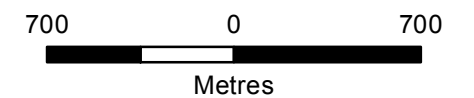
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Version-15/07/2014



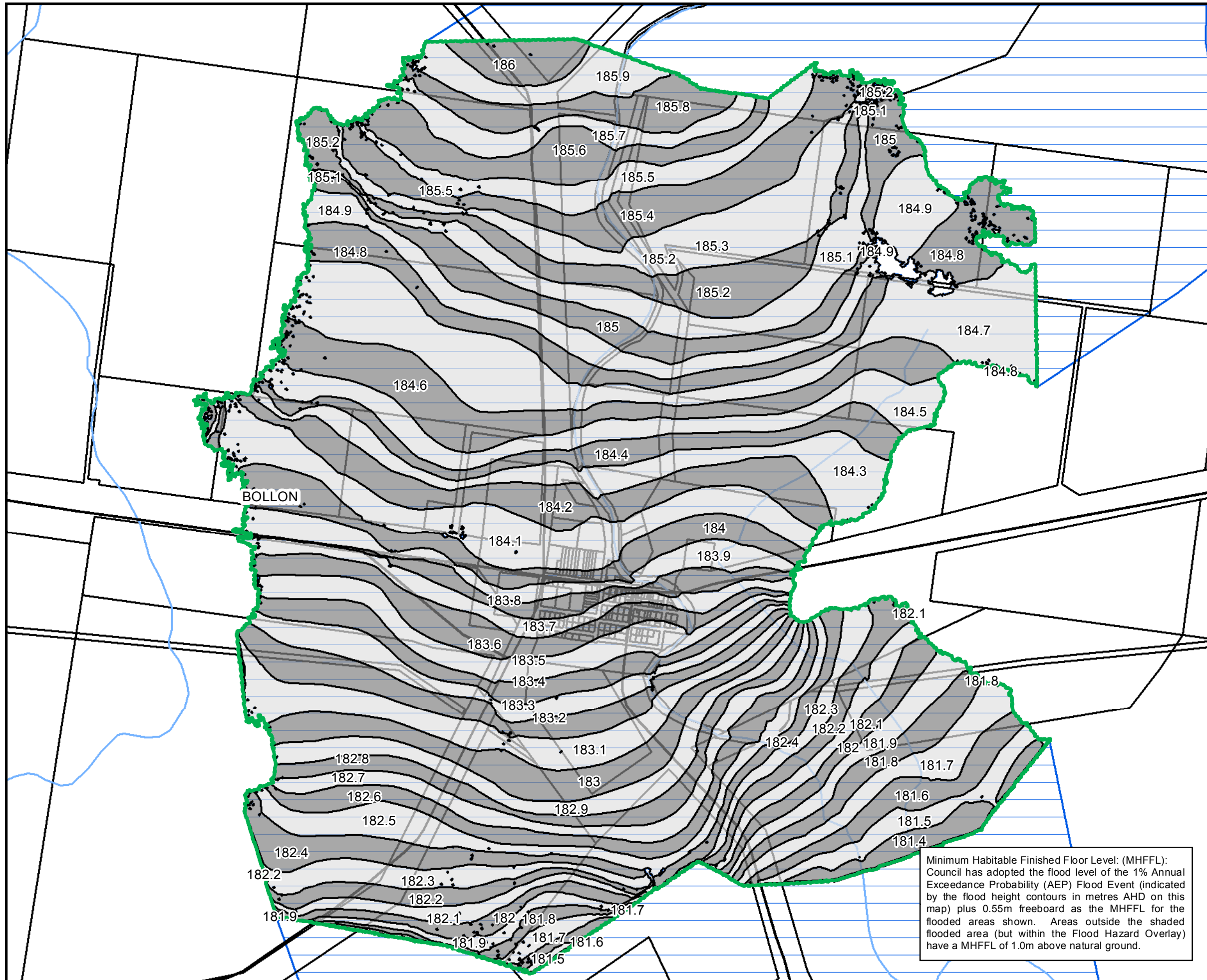
Approx. Scale @ A3 1:28,368



Map B1a



BALONNE SHIRE COUNCIL  
 MAP B1B - MINIMUM HABITABLE FINISHED FLOOR LEVELS - BOLLON



**Legend**

Road Network



Rivers and Creeks



Flood Hazard Overlay - Locally Verified

Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006

Lot Boundaries

Defined Flood Event Depicted:  
 Detailed flood information (depth, velocity and hazard) represent the 1% Annual Exceedance Probability (AEP) Flood Event, balance of Flood Hazard Overlay represents an area of possible inundation.

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Version-15/07/2014

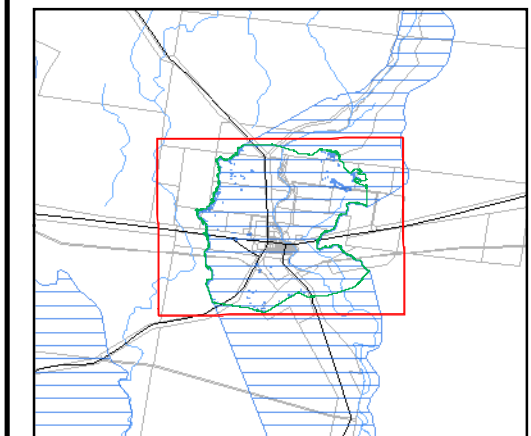


Approx. Scale @ A3 1:27,000

670 0 670



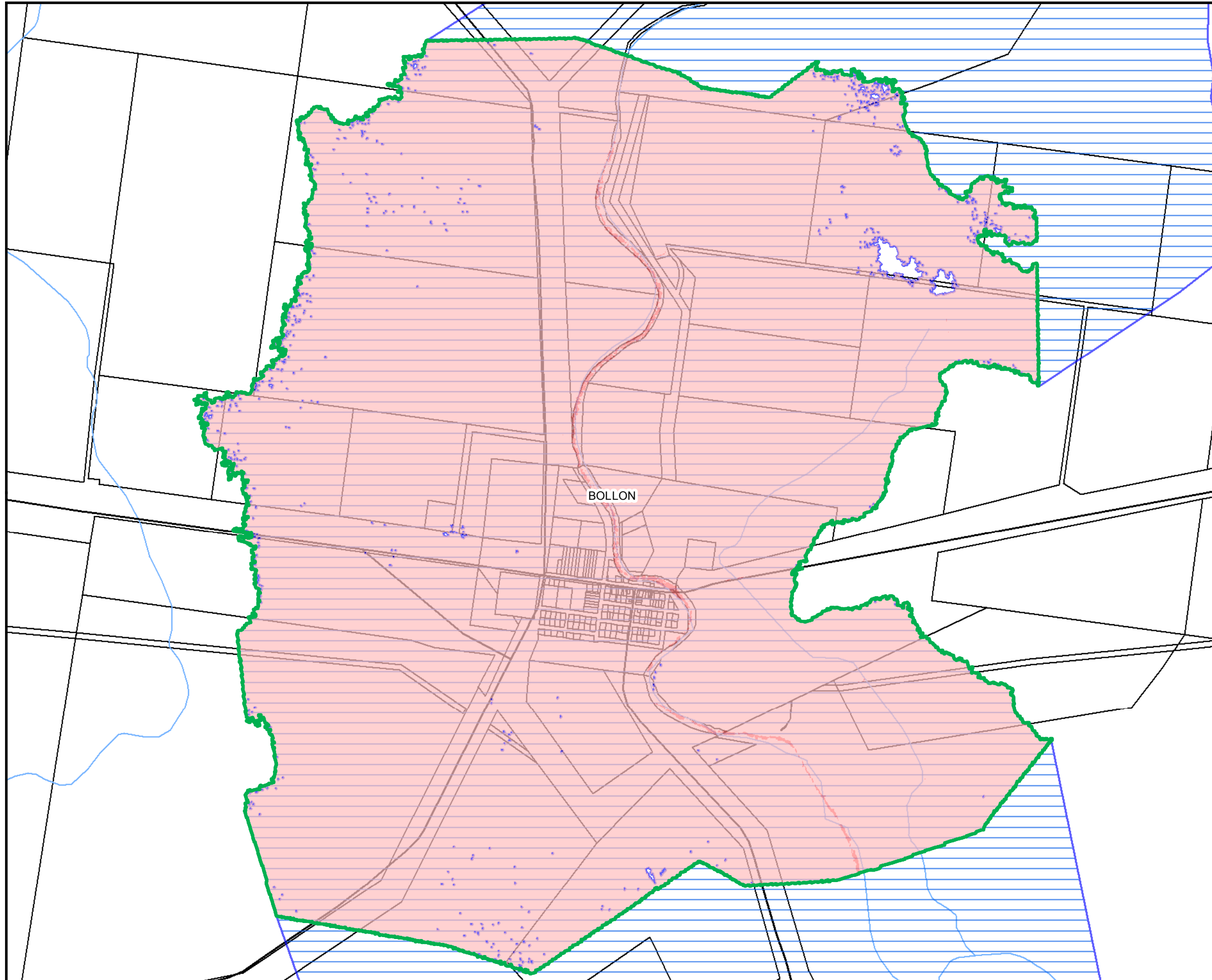
Metres



Map B1b



BALONNE SHIRE COUNCIL  
 MAP B1C - FLOOD VELOCITY - BOLLON



**Legend**

**Flood Velocity (m/sec)**

- 0 - 1.5
- > 1.5

**Road Network**



**Rivers and Creeks**



Flood Hazard Overlay - Locally Verified

Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006

Lot Boundaries

Defined Flood Event Depicted:  
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Version-15/07/2014

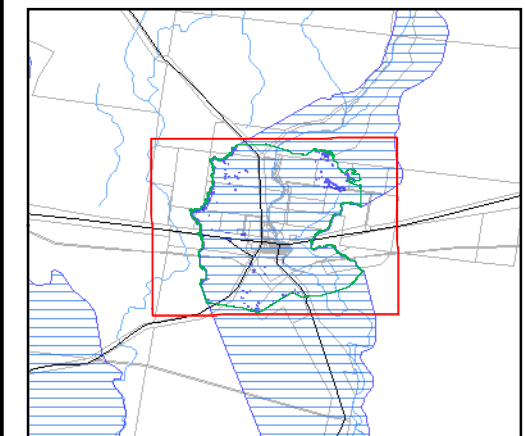


Approx. Scale @ A3 1:27,000

670 0 670

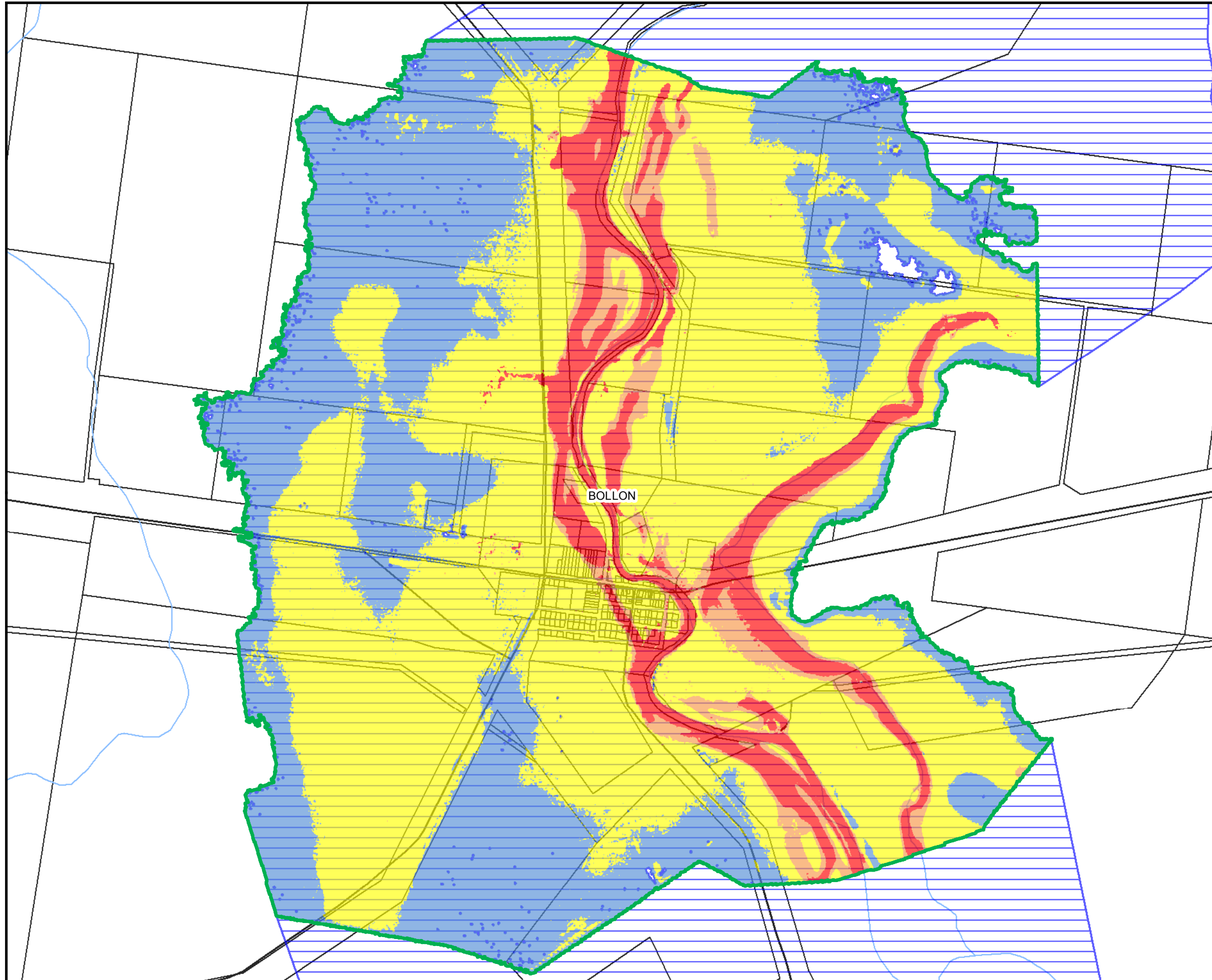


Metres



Map B1c

BALONNE SHIRE COUNCIL  
MAP B1D - FLOOD HAZARD - BOLLON



**Legend**

**Flood Hazard**

-  Low
-  Significant
-  High
-  Extreme


**Road Network**




**Rivers and Creeks**



 Flood Hazard Area Overlay - Locally Verified

 Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006

 Lot Boundaries

Defined Flood Event Depicted:  
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Version-15/07/2014

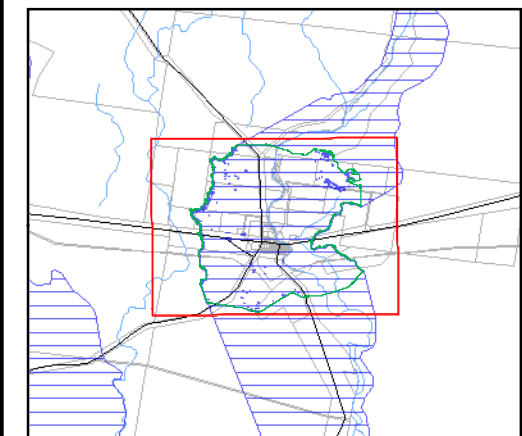


Approx. Scale @ A3 1:27,000

670 0 670



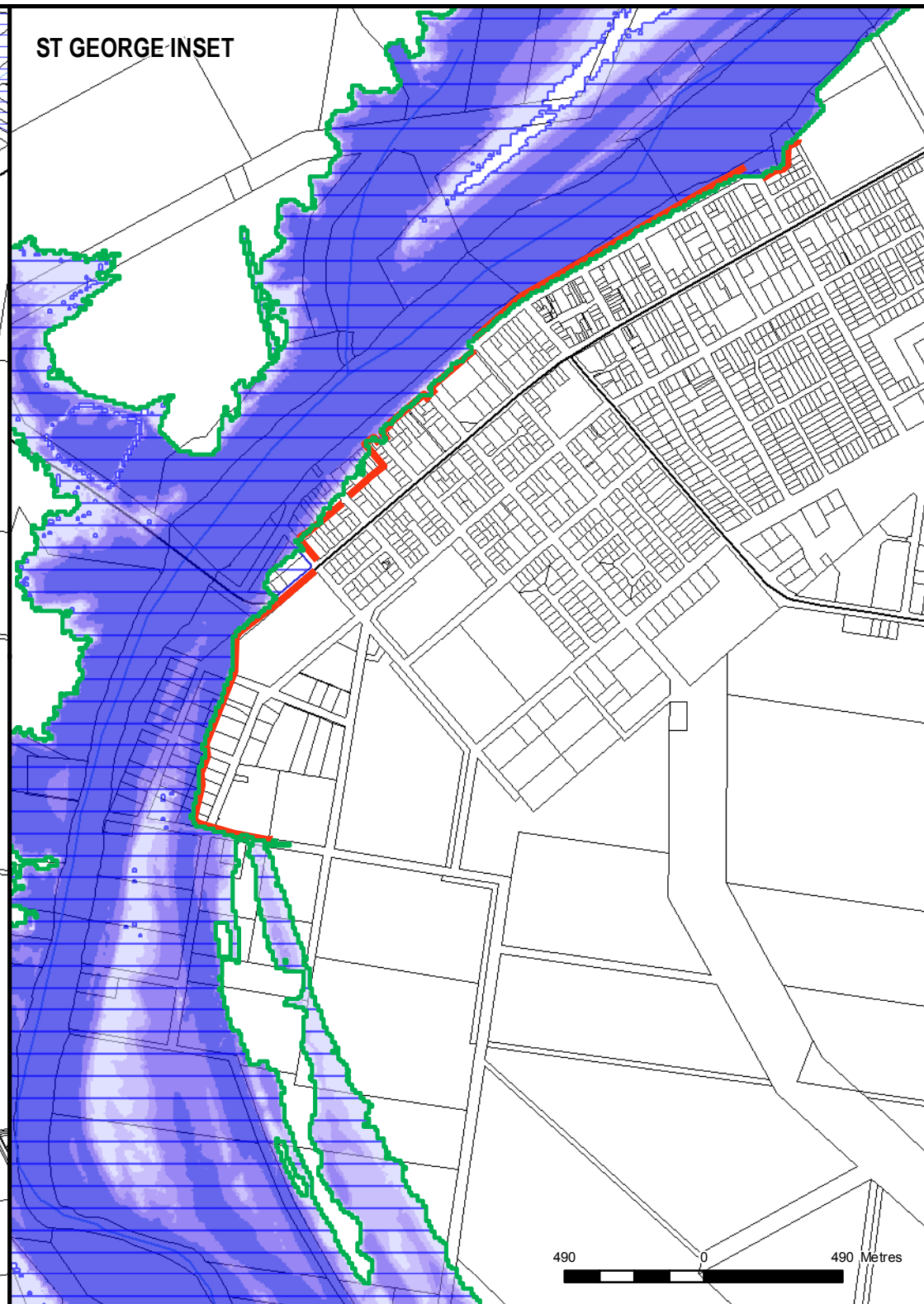
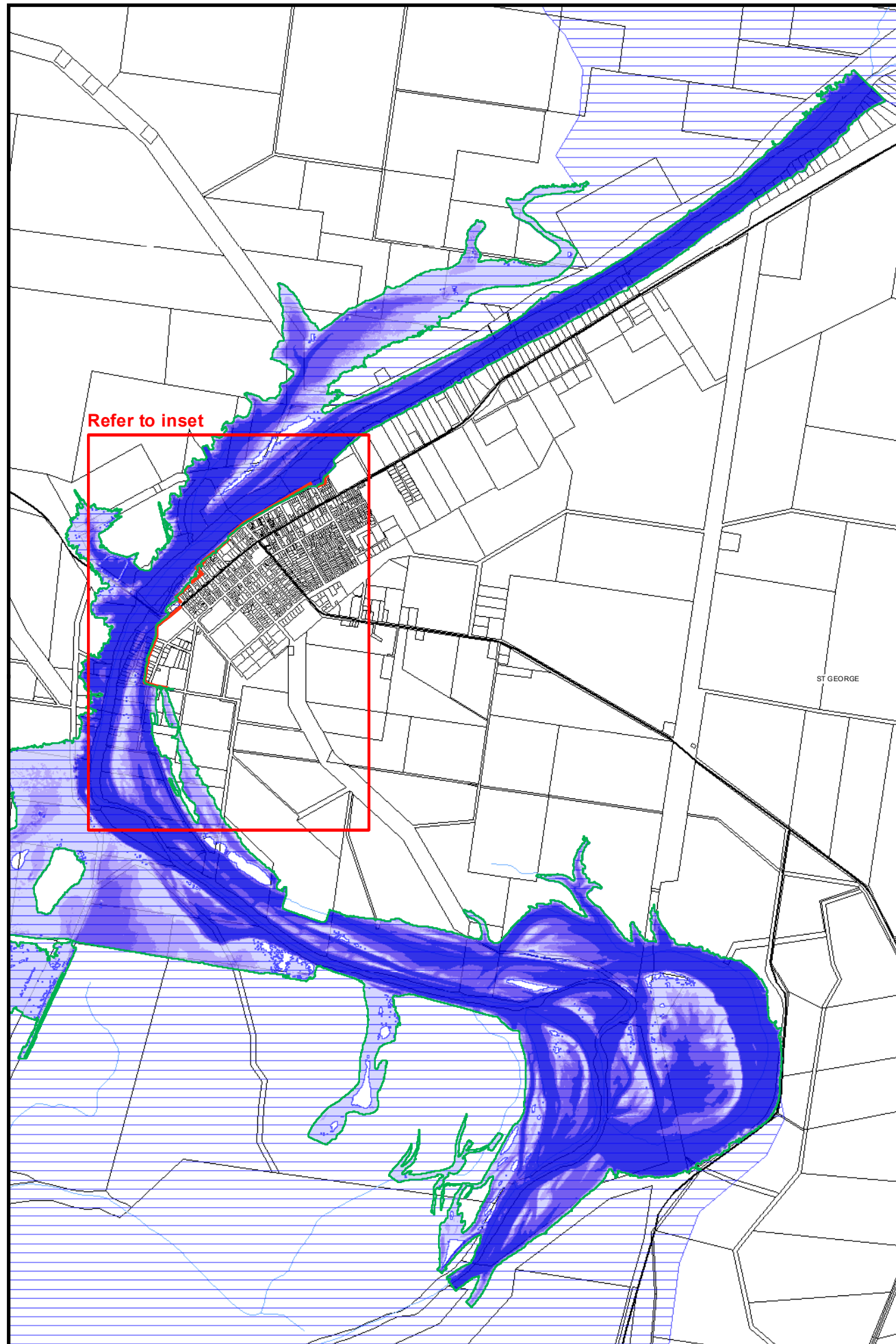
Metres



Map B1d



BALONNE SHIRE COUNCIL  
 MAP B3A - DEFINED FLOOD LEVEL - ST GEORGE



**Legend**

Flood Hazard Overlay - Locally Verified

**Peak Water Depth (m)**

- 0 - 0.5
- 0.5 - 0.8
- 0.8 - 1.0
- 1.0 - 2.0
- > 2.0

**Road Network**

Road Network

**Rivers and Creeks**

Rivers and Creeks

St George Flood Mitigation Levee

Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006

Lot Boundaries

Defined Flood Event Depicted:  
 Detailed flood information (depth, velocity and hazard) represent the 1% Annual Exceedance Probability (AEP) Flood Event, balance of Flood Hazard Overlay represents an area of possible inundation.

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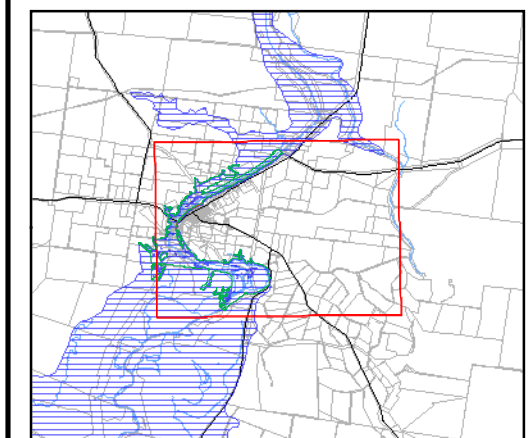


Approx. Scale @ A3 1:60,000

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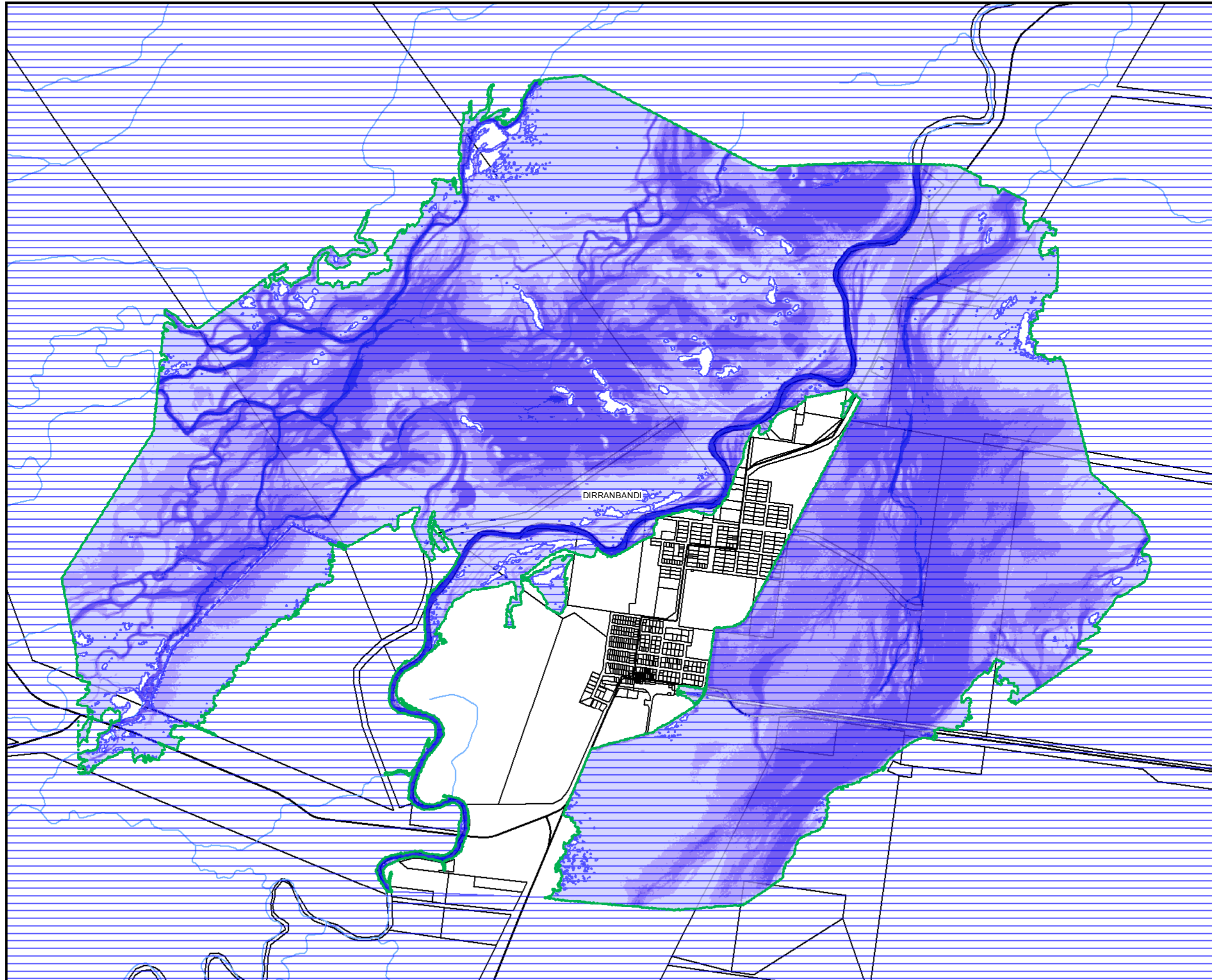
Metres



Map B3a



BALONNE SHIRE COUNCIL  
 MAP C2A - DEFINED FLOOD LEVEL - DIRRANBANDI



**Legend**

**Peak Water Depth (m)**

- 0 - 0.5
- 0.5 - 0.8
- 0.8 - 1.0
- 1.0 - 2.0
- > 2.0

**Road Network**



**Rivers and Creeks**



Flood Hazard Overlay - Locally Verified

Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006

Lot Boundaries

Defined Flood Event Depicted:  
 Detailed flood information (depth, velocity and hazard) represent the 1% Annual Exceedance Probability (AEP) Flood Event, balance of Flood Hazard Overlay represents an area of possible inundation.

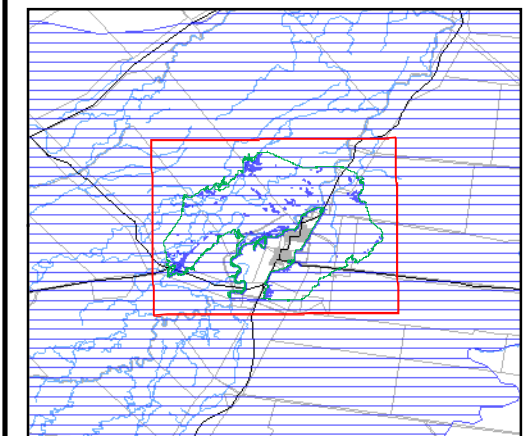
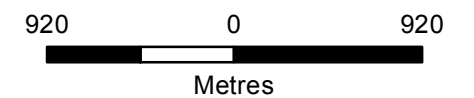
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Version-15/07/2014



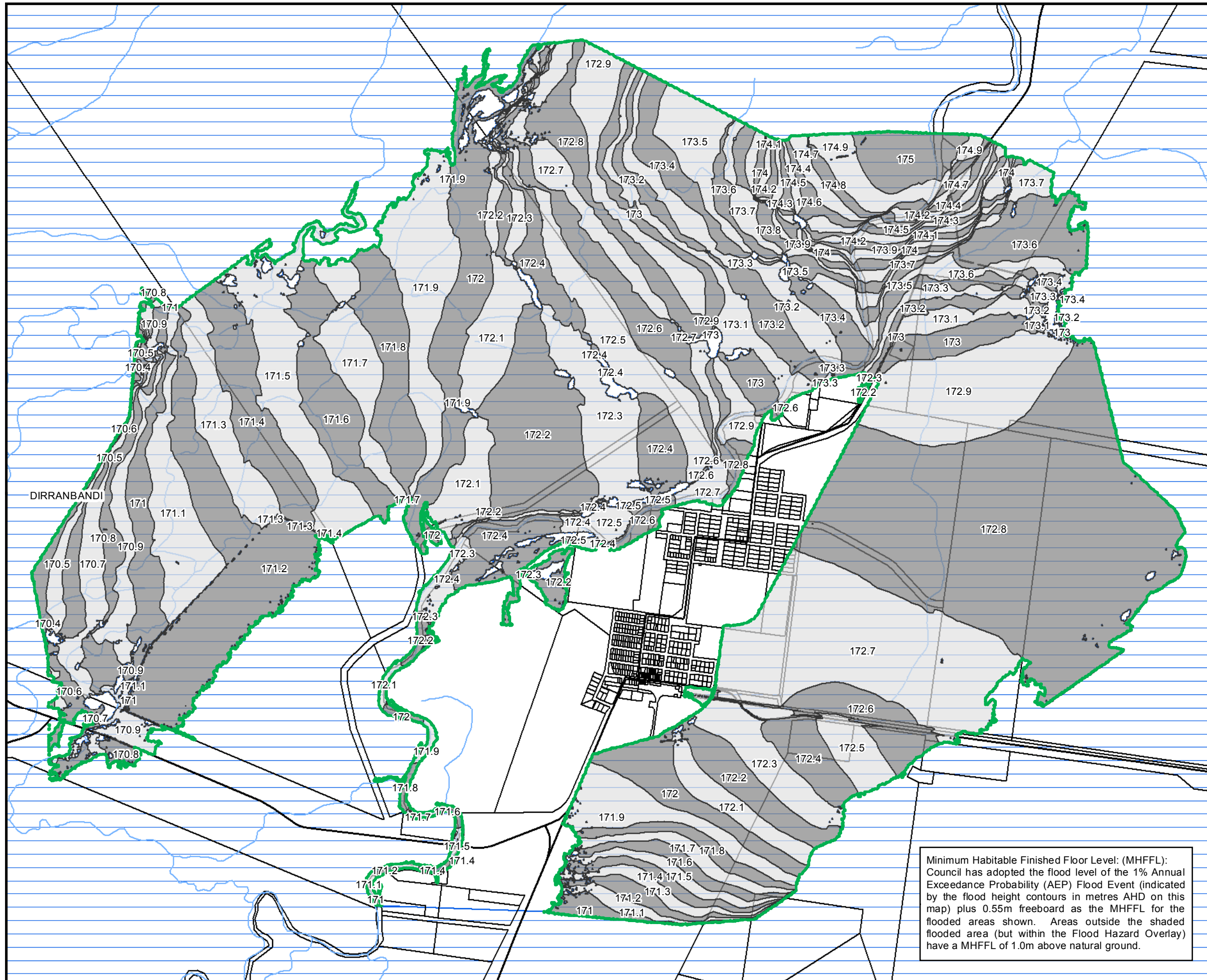
Approx. Scale @ A3 1:37,157



Map C2a






BALONNE SHIRE COUNCIL  
 MAP C2B - MINIMUM HABITABLE FINISHED FLOOR LEVELS - DIRRANBANDI



**Legend**

Road Network

Rivers and Creeks

-  Flood Hazard Overlay - Locally Verified
-  Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006
-  Lot Boundaries

Defined Flood Event Depicted:  
 Detailed flood information (depth, velocity and hazard) represent the 1% Annual Exceedance Probability (AEP) Flood Event, balance of Flood Hazard Overlay represents an area of possible inundation.

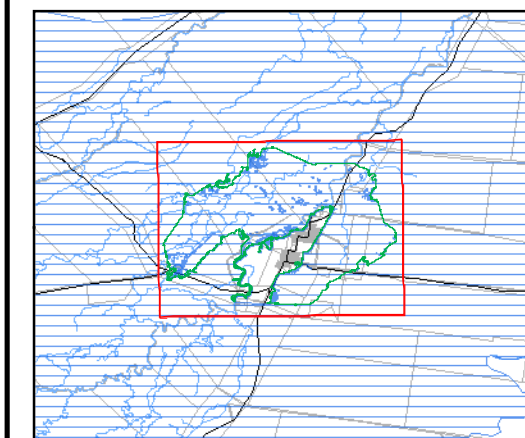
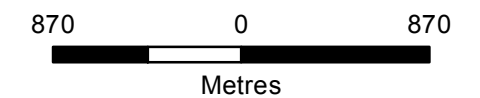
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Version-15/07/2014



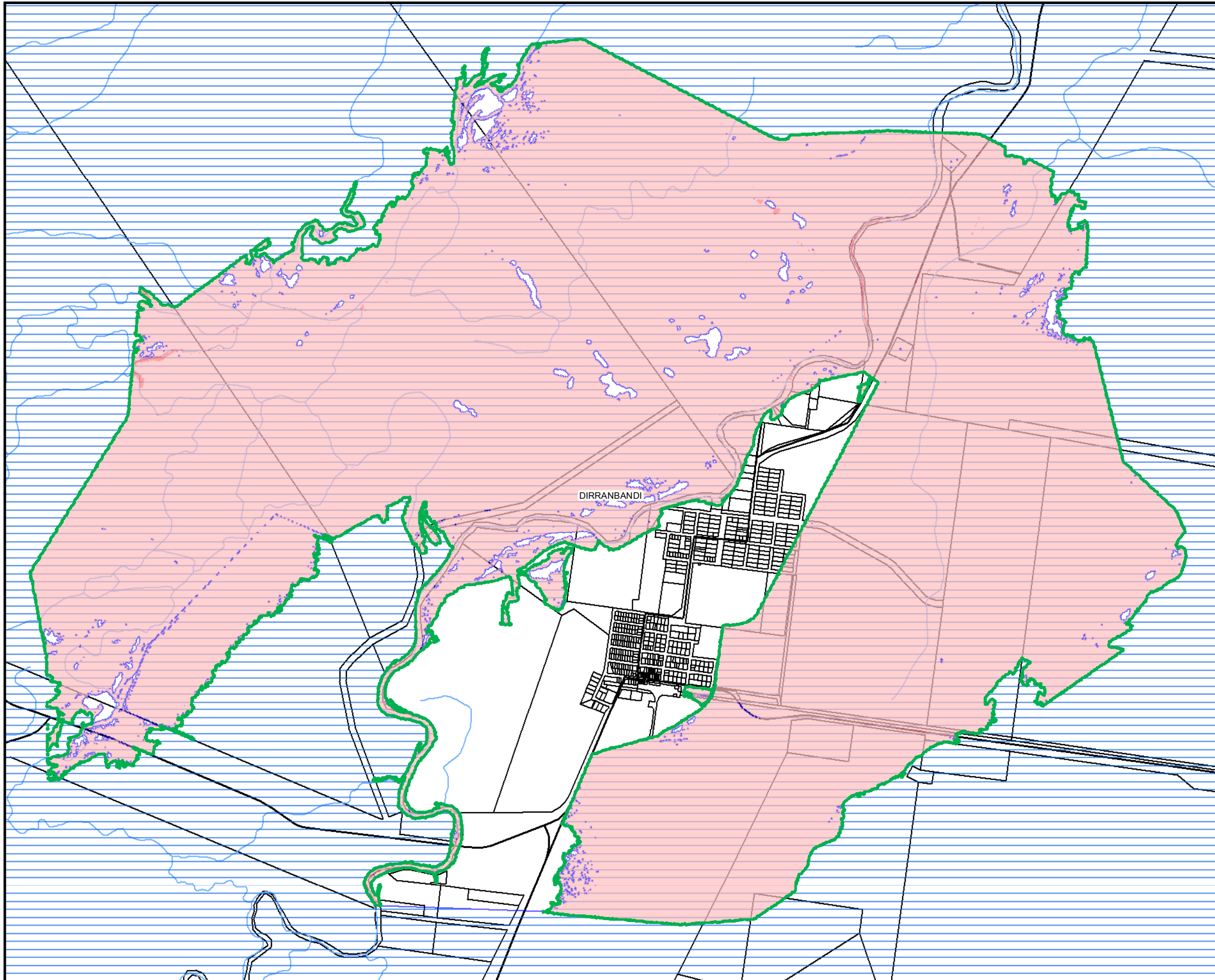
Approx. Scale @ A3 1:35,000



Minimum Habitable Finished Floor Level (MHFFL):  
 Council has adopted the flood level of the 1% Annual Exceedance Probability (AEP) Flood Event (indicated by the flood height contours in metres AHD on this map) plus 0.55m freeboard as the MHFFL for the flooded areas shown. Areas outside the shaded flooded area (but within the Flood Hazard Overlay) have a MHFFL of 1.0m above natural ground.

Map C2b

BALONNE SHIRE COUNCIL  
 MAP C2C - FLOOD VELOCITY - DIRRANBANDI



**Legend**

- Flood Velocity (m/sec)**
- 0 - 1.5
  - > 1.5
- Flood Hazard Overlay - Locally Verified
- Road Network**
- 
- Rivers and Creeks**
- 
- Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006
- Lot Boundaries

Defined Flood Event Depicted:  
 Detailed flood information (depth, velocity and hazard) represent the 1% Annual Exceedance Probability (AEP) Flood Event, balance of Flood Hazard Overlay represents an area of possible inundation.

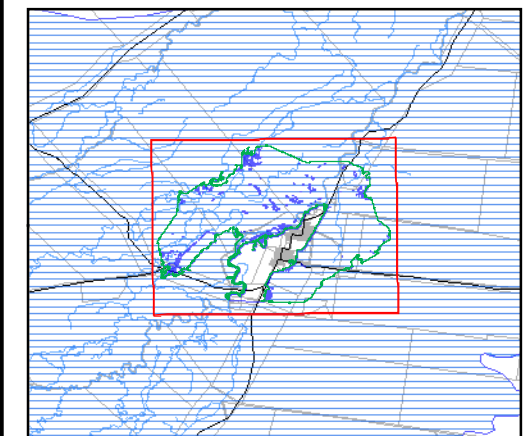
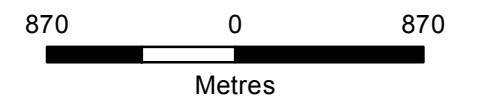
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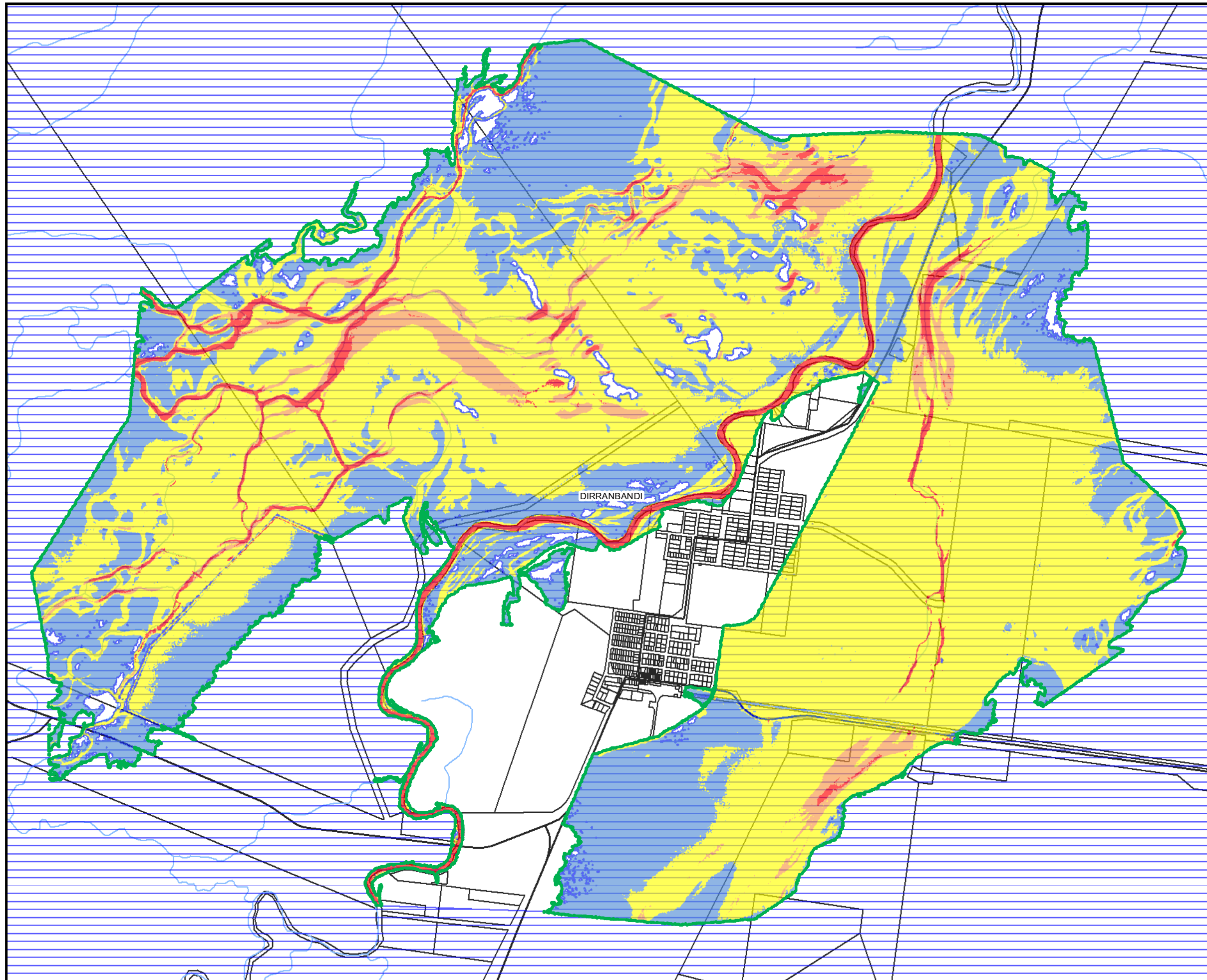


Approx. Scale @ A3 1:35,000



Map C2c





**Legend**

**Flood Hazard**


-  Low
-  Significant
-  High
-  Extreme


**Road Network**




**Rivers and Creeks**



 Flood Hazard Overlay - Locally Verified

 Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006

 Lot Boundaries

Defined Flood Event Depicted:  
 Detailed flood information (depth, velocity and hazard) represent the 1% Annual Exceedance Probability (AEP) Flood Event, balance of Flood Hazard Overlay represents an area of possible inundation.

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Version-15/07/2014

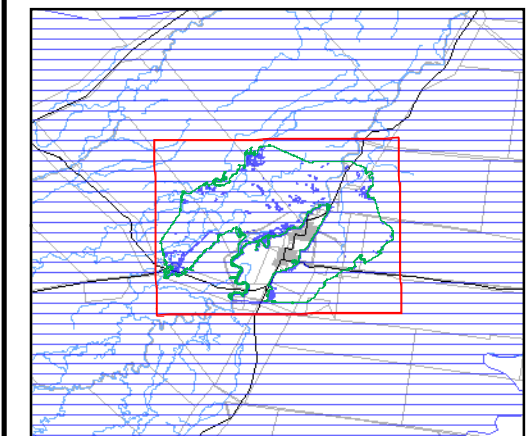


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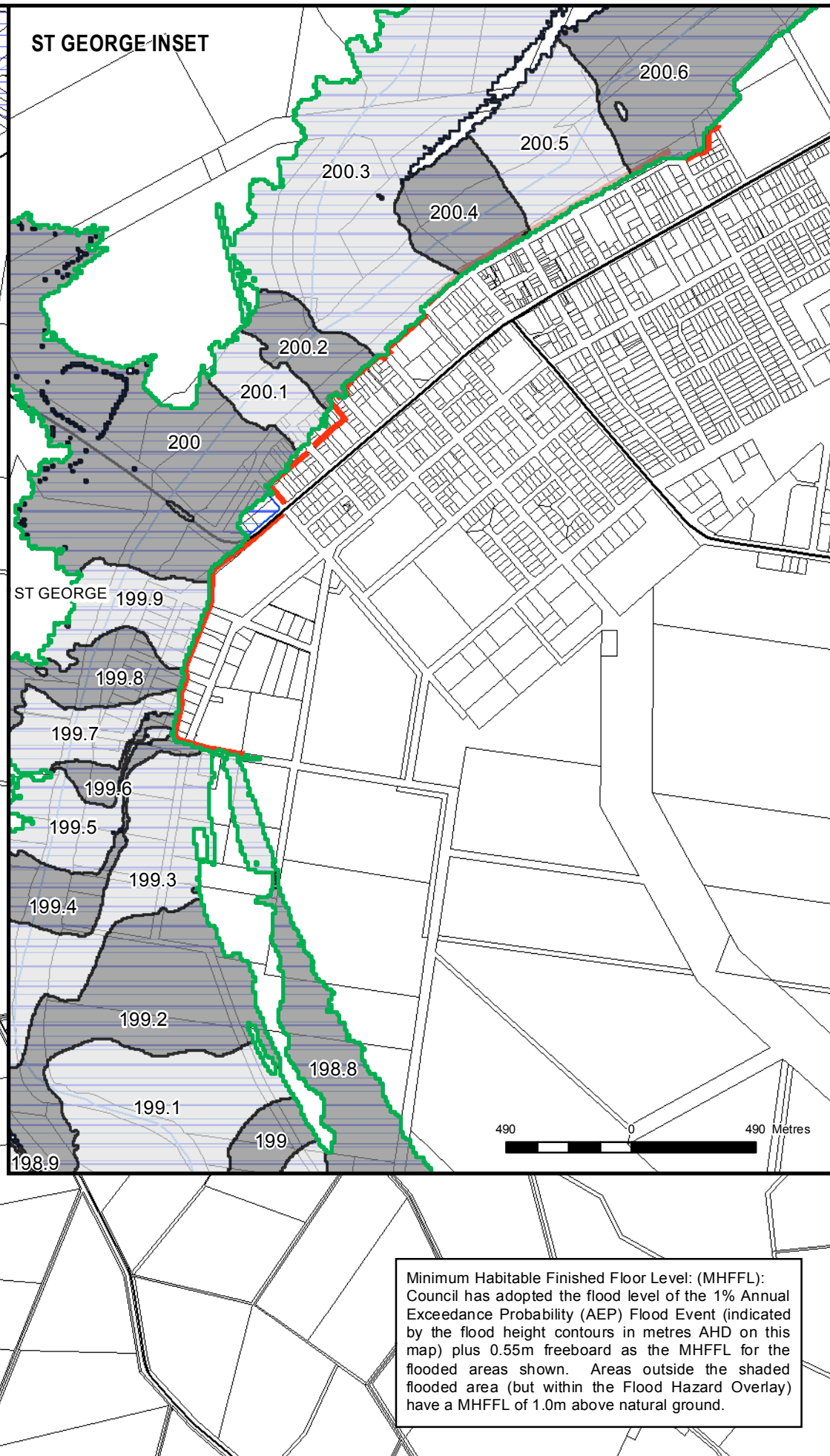
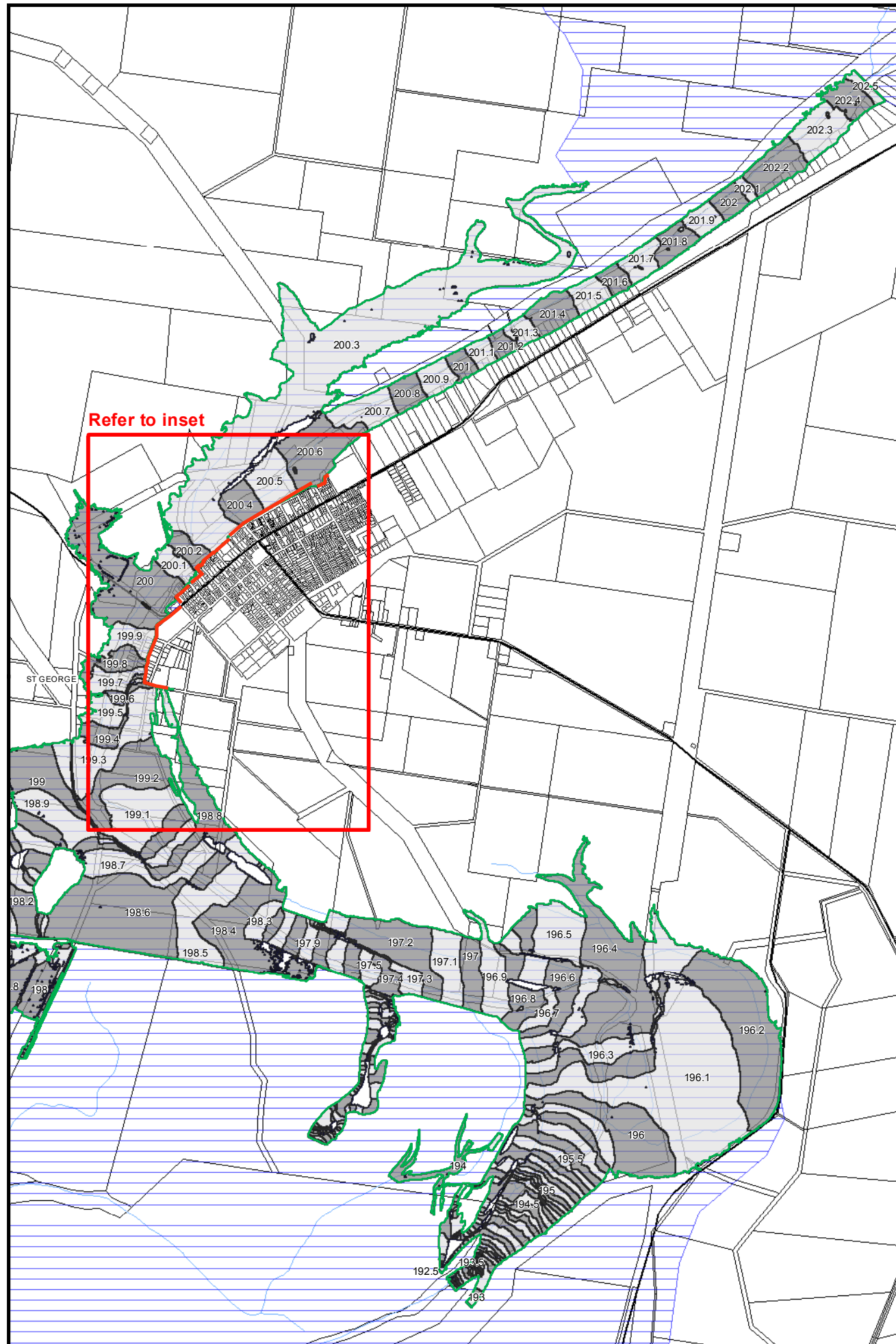
Metres



Map C2d



BALONNE SHIRE COUNCIL  
 MAP B3B - MINIMUM HABITABLE FINISHED FLOOR LEVELS - ST GEORGE



**Legend**

- Flood Hazard Overlay - Locally Verified
- Road Network**
- Roads
- Rivers and Creeks**
- Rivers and Creeks
- St George Flood Mitigation Levee
- Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006
- Lot Boundaries

Defined Flood Event Depicted:  
 Detailed flood information (depth, velocity and hazard) represent the 1% Annual Exceedance Probability (AEP) Flood Event, balance of Flood Hazard Overlay represents an area of possible inundation.

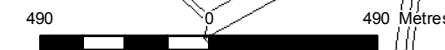
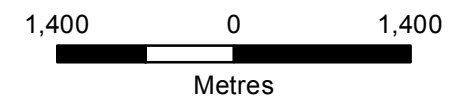
Digital Cadastral Database (DCDB) is provided by the State of Queensland and is current as at May 2013. Flood information is derived from the BMT WBM Hydraulic Assessment of Flood mitigation Levee for St George Report prepared for Balonne Shire Council in 2014.

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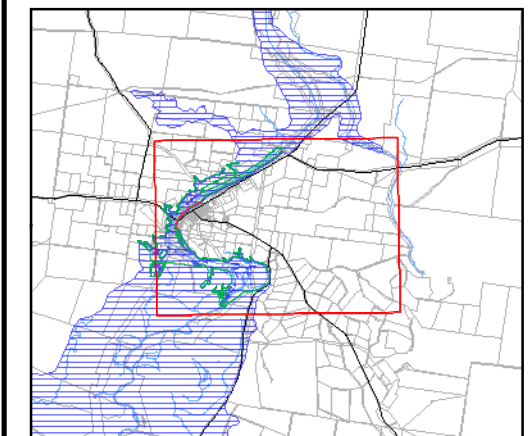
Version-15/07/2014



Approx. Scale @ A3 1:60,000



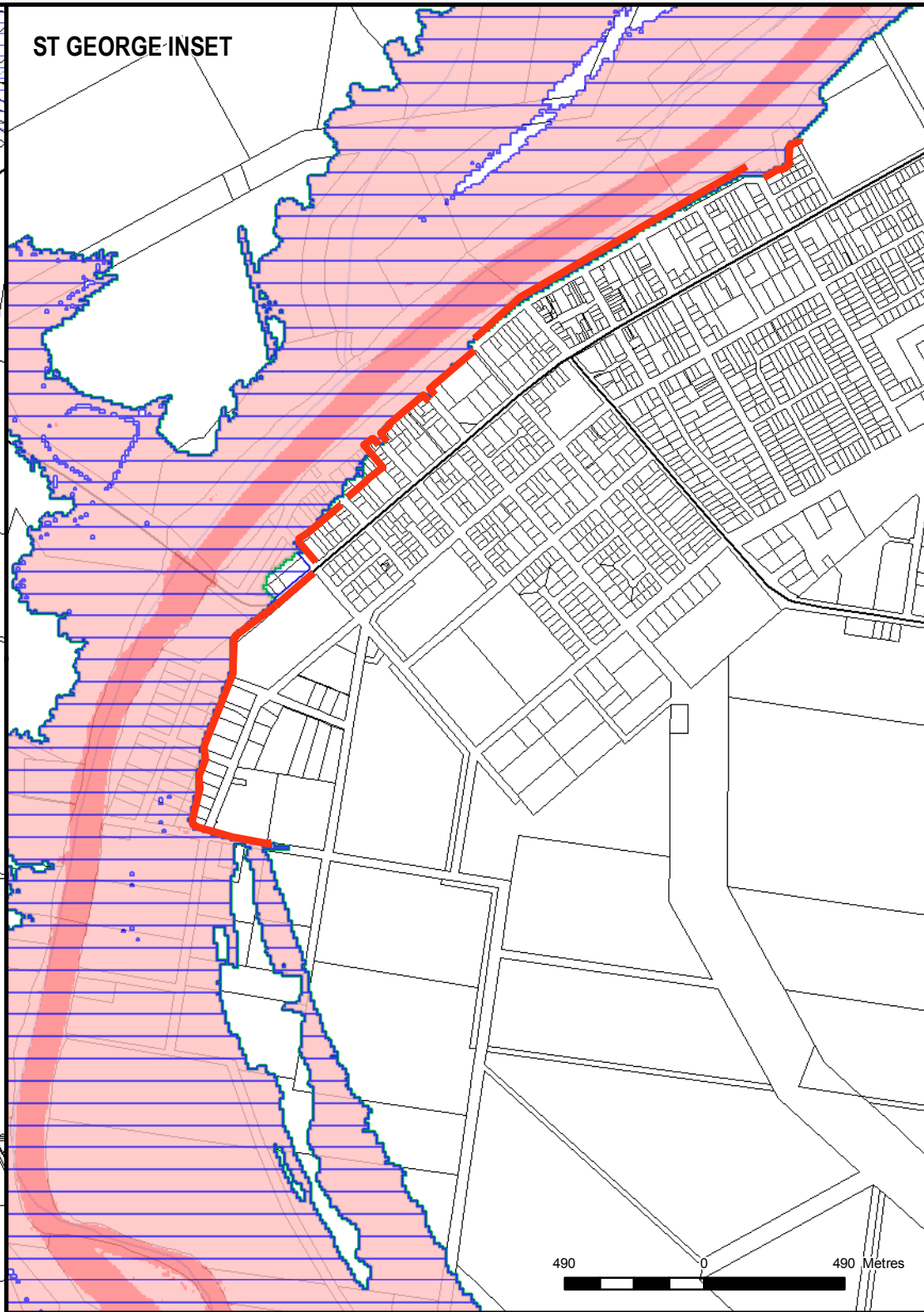
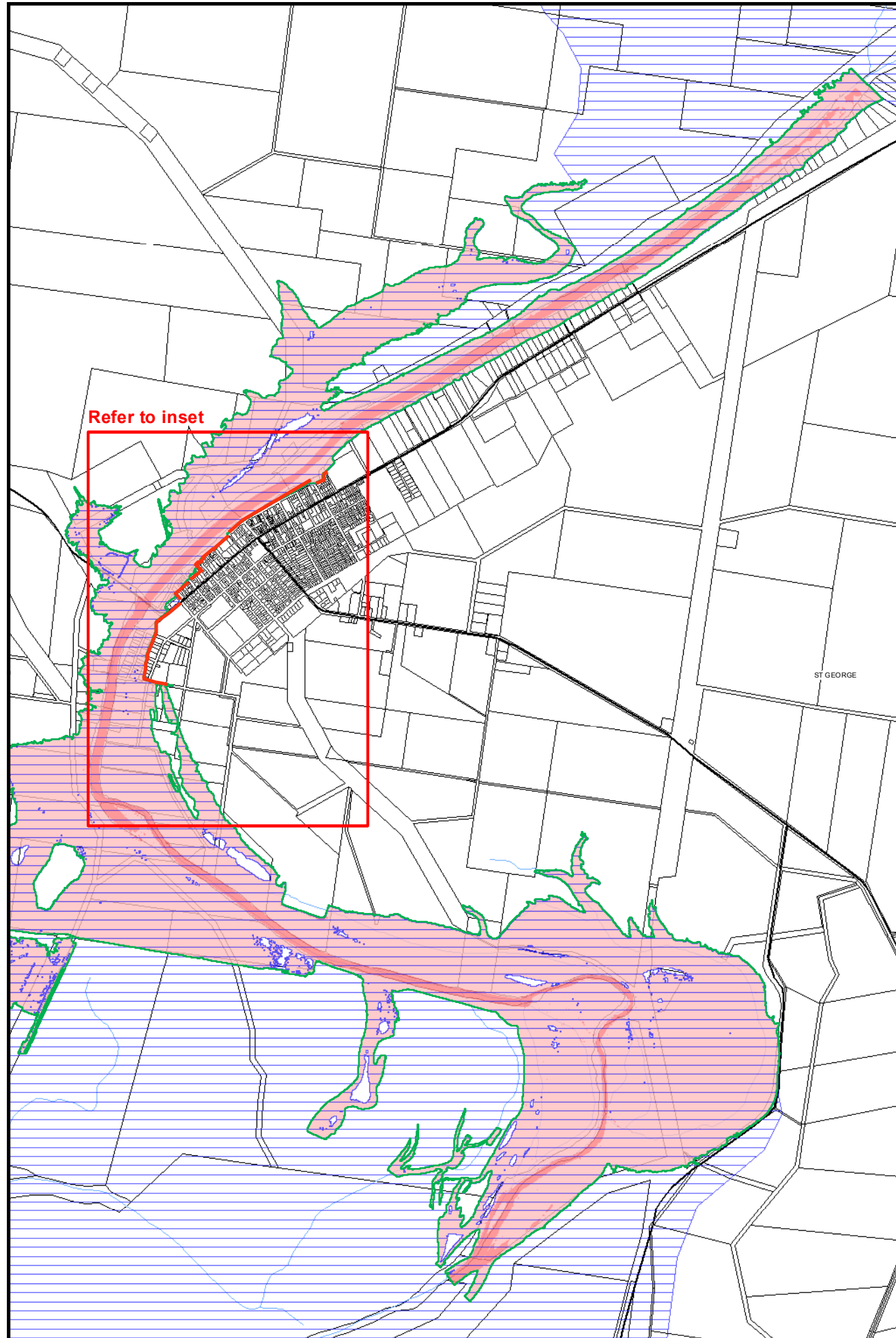
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Map B3b



BALONNE SHIRE COUNCIL  
 MAP B3C - FLOOD VELOCITY - ST GEORGE



**Legend**

- Flood Velocity (m/sec)**
- 0 - 1.5
  - > 1.5
- Road Network**
- 
- Rivers and Creeks**
- Flood Hazard Overlay - Locally Verified
  - St George Flood Mitigation Levee
  - Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006
- Lot Boundaries

Defined Flood Event Depicted:  
 Detailed flood information (depth, velocity and hazard) represent the 1% Annual Exceedance Probability (AEP) Flood Event, balance of Flood Hazard Overlay represents an area of possible inundation.

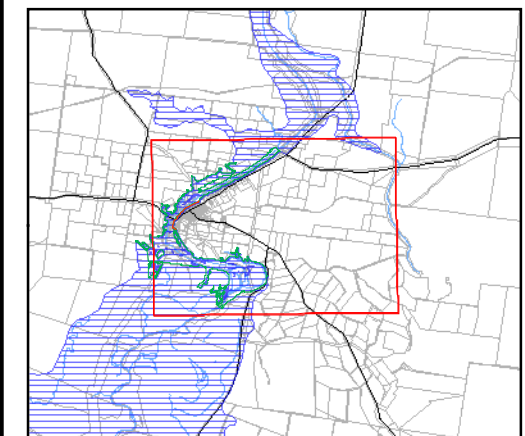
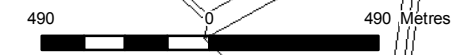
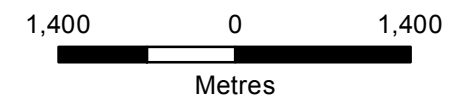
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Approx. Scale @ A3 1:60,000



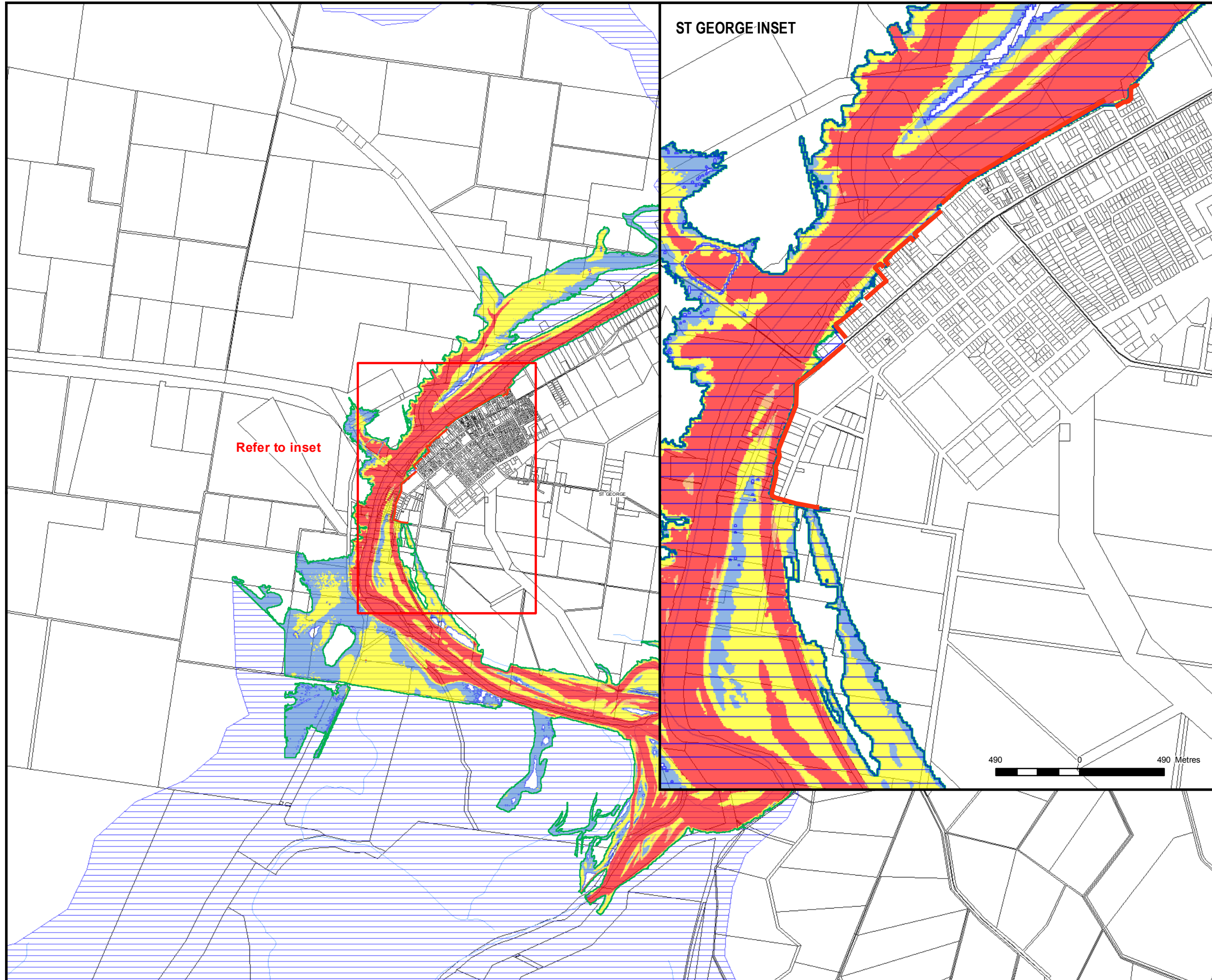
Map B3c



BALONNE SHIRE COUNCIL  
 MAP B3D - FLOOD HAZARD - ST GEORGE



ST GEORGE INSET



Refer to inset

**Legend**

**Flood Hazard**

- Low
- Significant
- High
- Extreme

**Road Network**



**Rivers and Creeks**



Flood Hazard Overlay - Locally Verified

St George Flood Mitigation Levee

Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006

Lot Boundaries

Defined Flood Event Depicted:  
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Version-15/07/2014



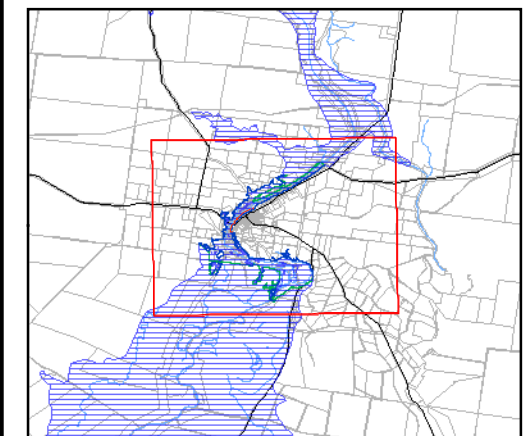
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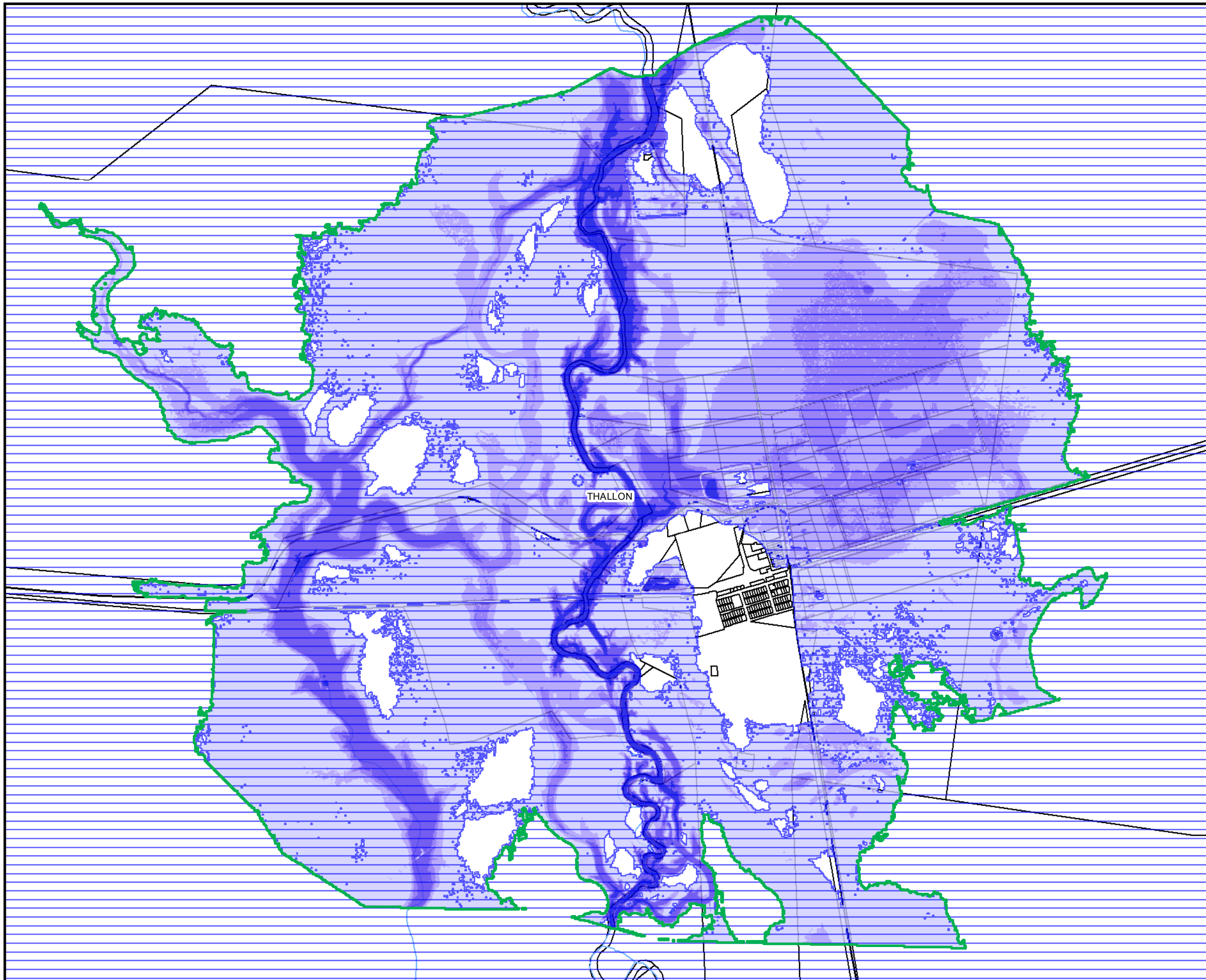
Metres

490 0 490 Metres



Map B3d

BALONNE SHIRE COUNCIL  
 MAP C3A - DEFINED FLOOD LEVEL - THALLON



**Legend**

**Peak Water Depth (m)**

- 0 - 0.5
- 0.5 - 0.8
- 0.8 - 1.0
- 1.0 - 2.0
- > 2.0

**Road Network**



**Rivers and Creeks**



Flood Hazard Overlay - Locally Verified

Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006

Lot Boundaries

Defined Flood Event Depicted:  
 Detailed flood information (depth, velocity and hazard) represent the 1% Annual Exceedance Probability (AEP) Flood Event, balance of Flood Hazard Overlay represents an area of possible inundation.

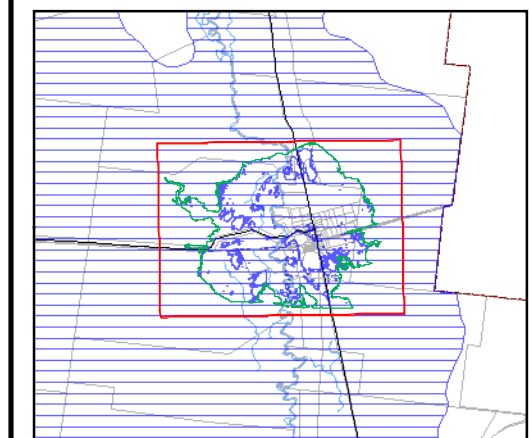
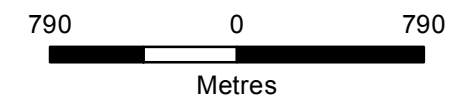
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Version-15/07/2014



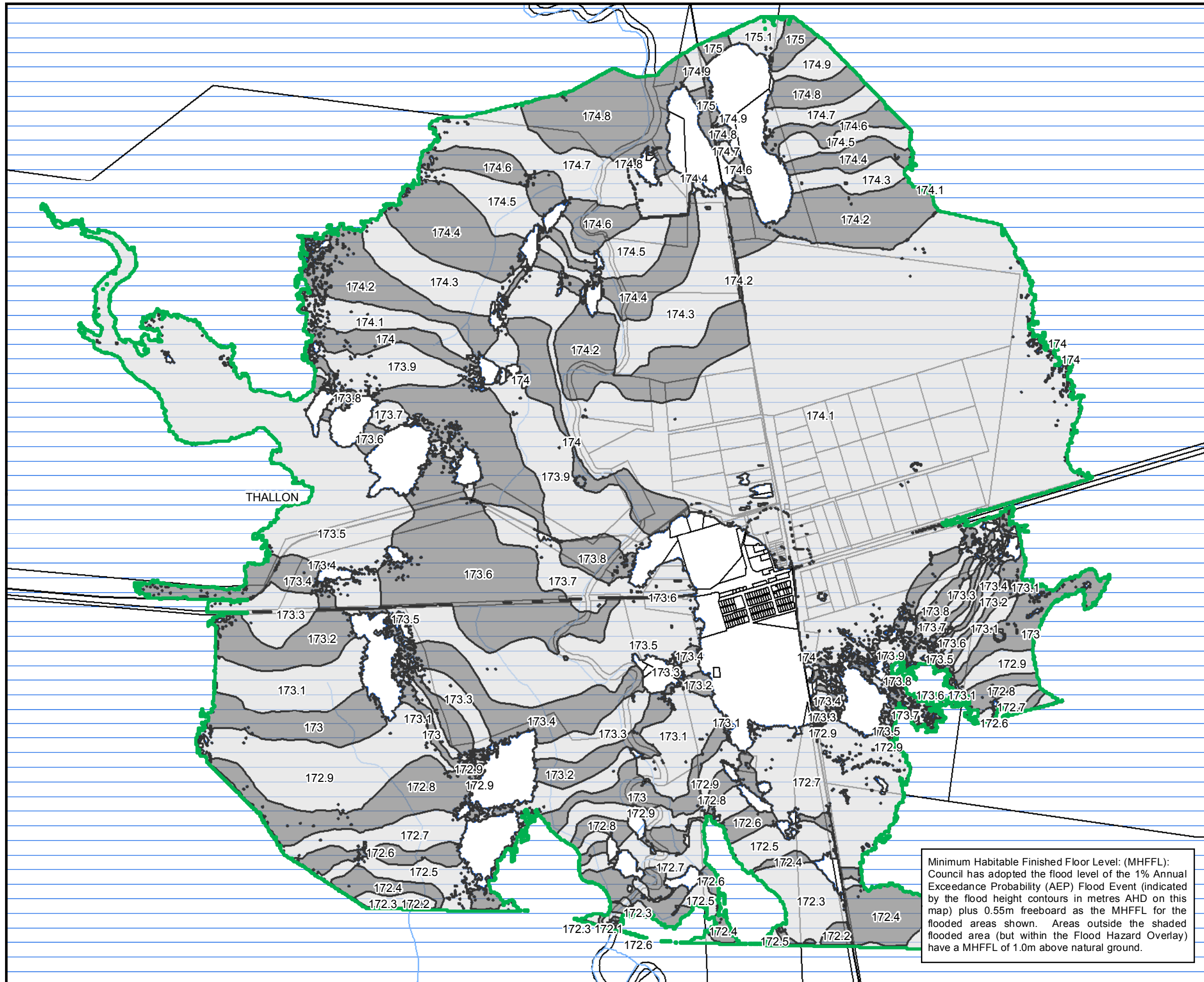
Approx. Scale @ A3 1:32,000



Map C3a



BALONNE SHIRE COUNCIL  
 MAP C3B - MINIMUM HABITABLE FINISHED FLOOR LEVELS - THALLON



**Legend**

- Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006
- Road Network**  
—
- Rivers and Creeks**  
—
- Flood Hazard Overlay - Locally Verified
- Lot Boundaries

Defined Flood Event Depicted:  
 Detailed flood information (depth, velocity and hazard) represent the 1% Annual Exceedance Probability (AEP) Flood Event, balance of Flood Hazard Overlay represents an area of possible inundation.

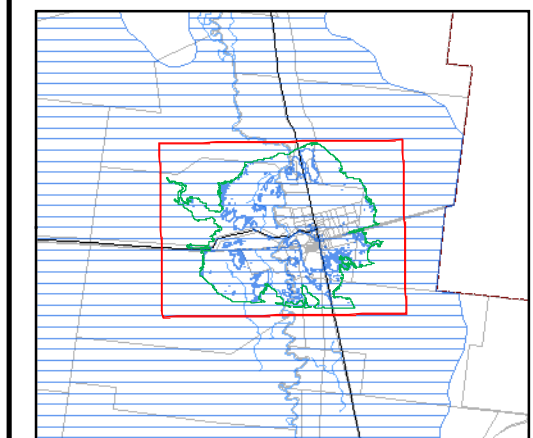
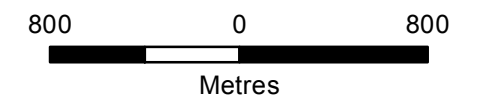
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Version-15/07/2014



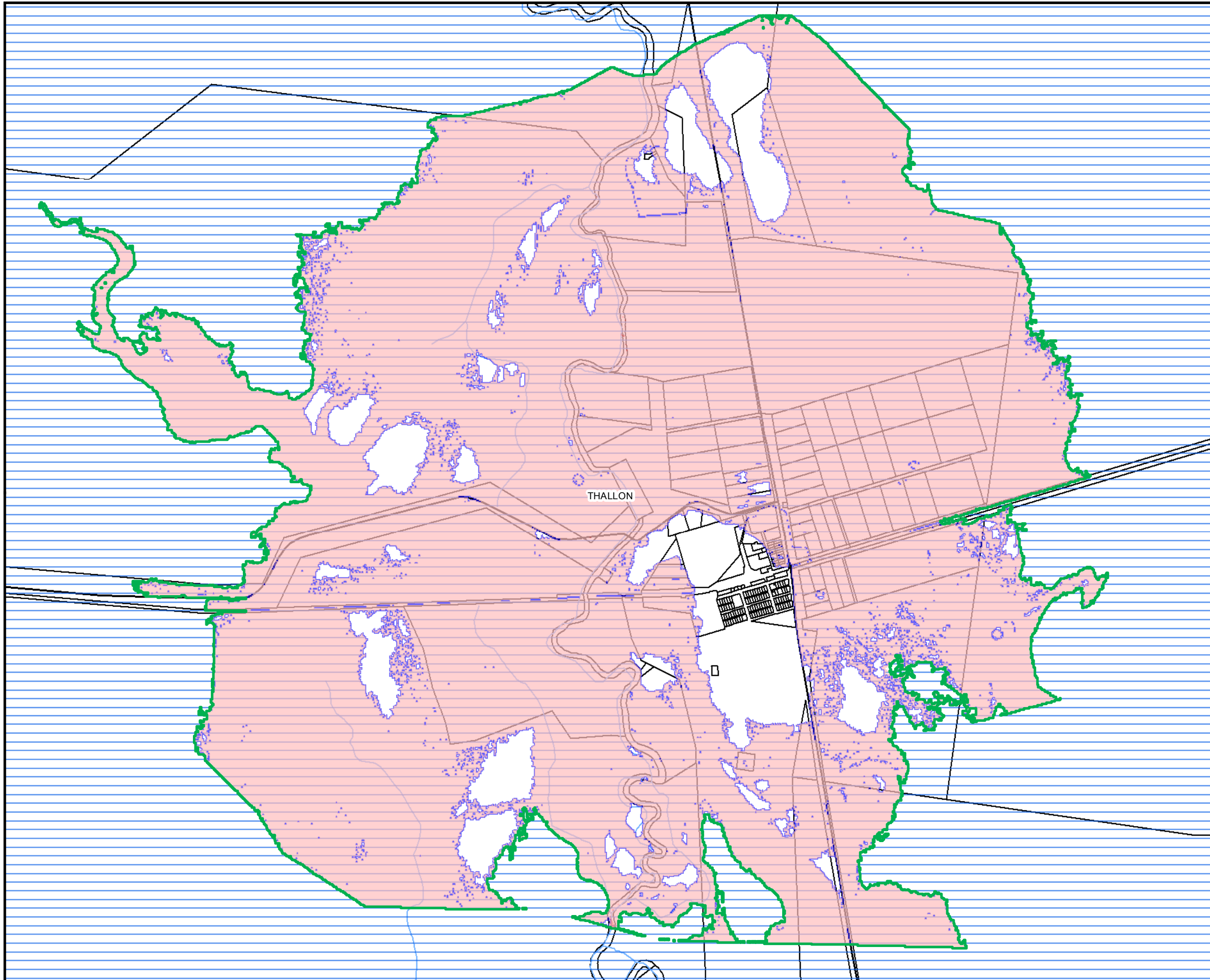
Approx. Scale @ A3 1:32,000



Map C3b

Minimum Habitable Finished Floor Level (MHFFL): Council has adopted the flood level of the 1% Annual Exceedance Probability (AEP) Flood Event (indicated by the flood height contours in metres AHD on this map) plus 0.55m freeboard as the MHFFL for the flooded areas shown. Areas outside the shaded flooded area (but within the Flood Hazard Overlay) have a MHFFL of 1.0m above natural ground.

BALONNE SHIRE COUNCIL  
 MAP C3C - FLOOD VELOCITY - THALLON



**Legend**

**Flood Velocity (m/sec)**

0 - 1.5

> 1.5

**Road Network**

**Rivers and Creeks**

Flood Hazard Overlay - Locally Verified

Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006

Lot Boundaries

Defined Flood Event Depicted:  
 Detailed flood information (depth, velocity and hazard) represent the 1% Annual Exceedance Probability (AEP) Flood Event, balance of Flood Hazard Overlay represents an area of possible inundation.

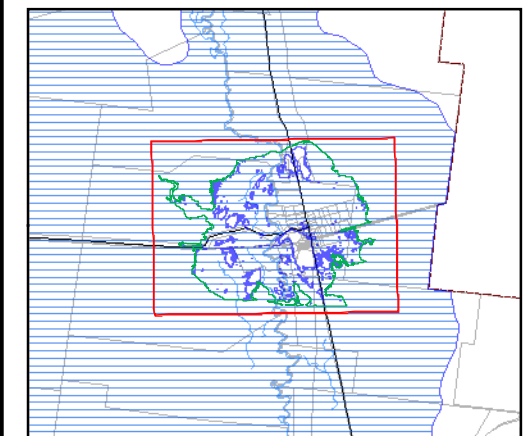
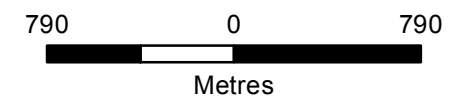
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Version-15/07/2014

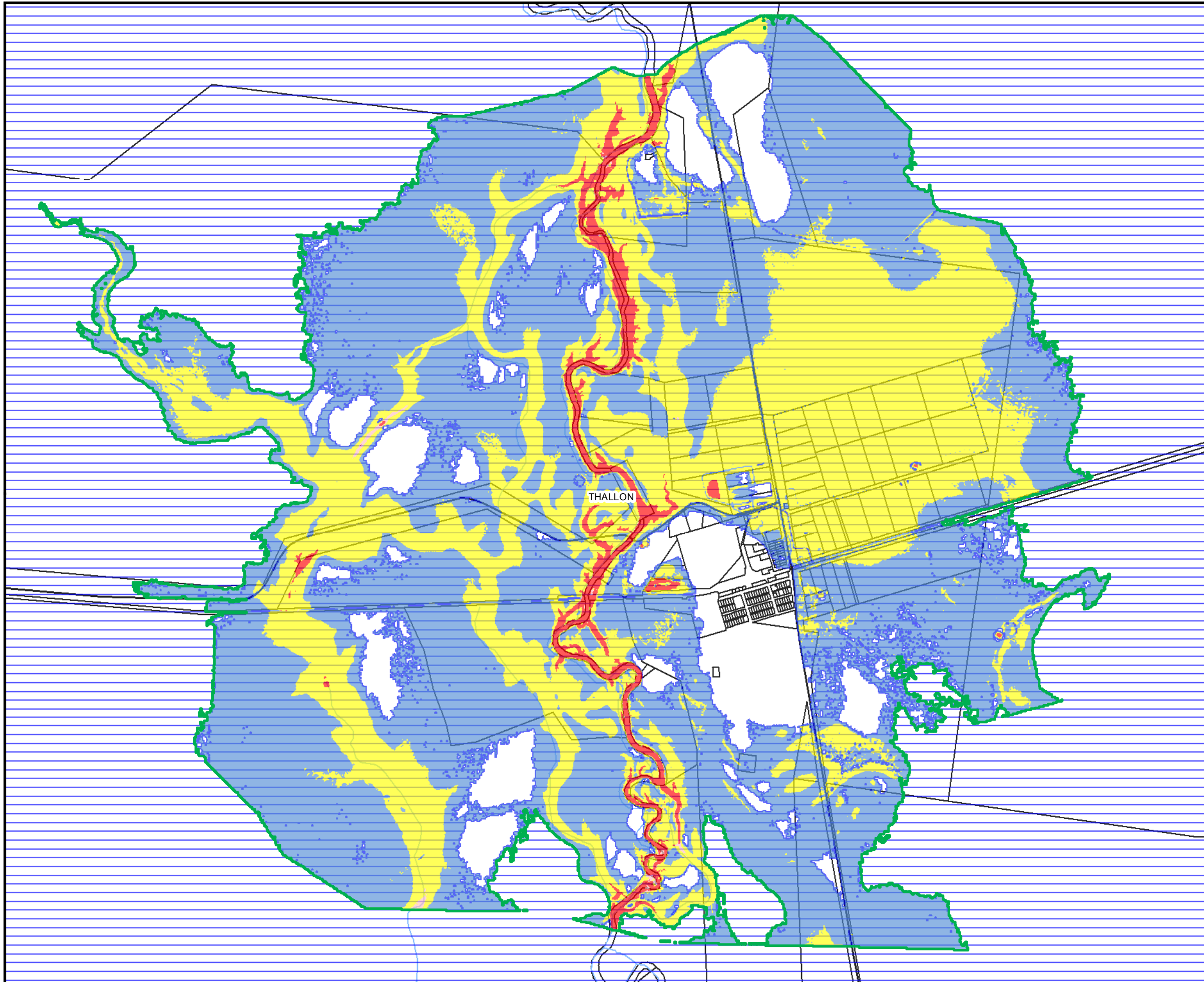


Approx. Scale @ A3 1:32,000



Map C3c





**Legend**

**Flood Hazard**

- Low
- Significant
- High
- Extreme

**Road Network**



**Rivers and Creeks**



Flood Hazard Overlay - Locally Verified

Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006

Lot Boundaries

Defined Flood Event Depicted:  
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Version-15/07/2014

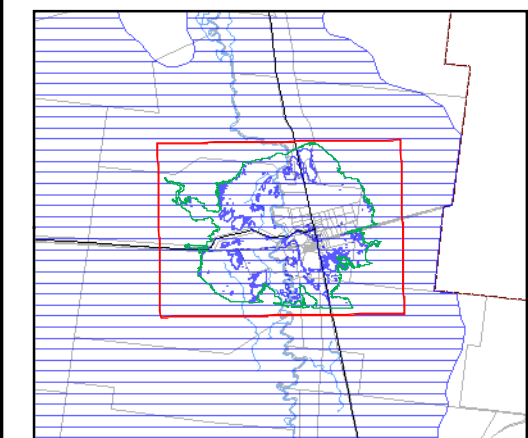


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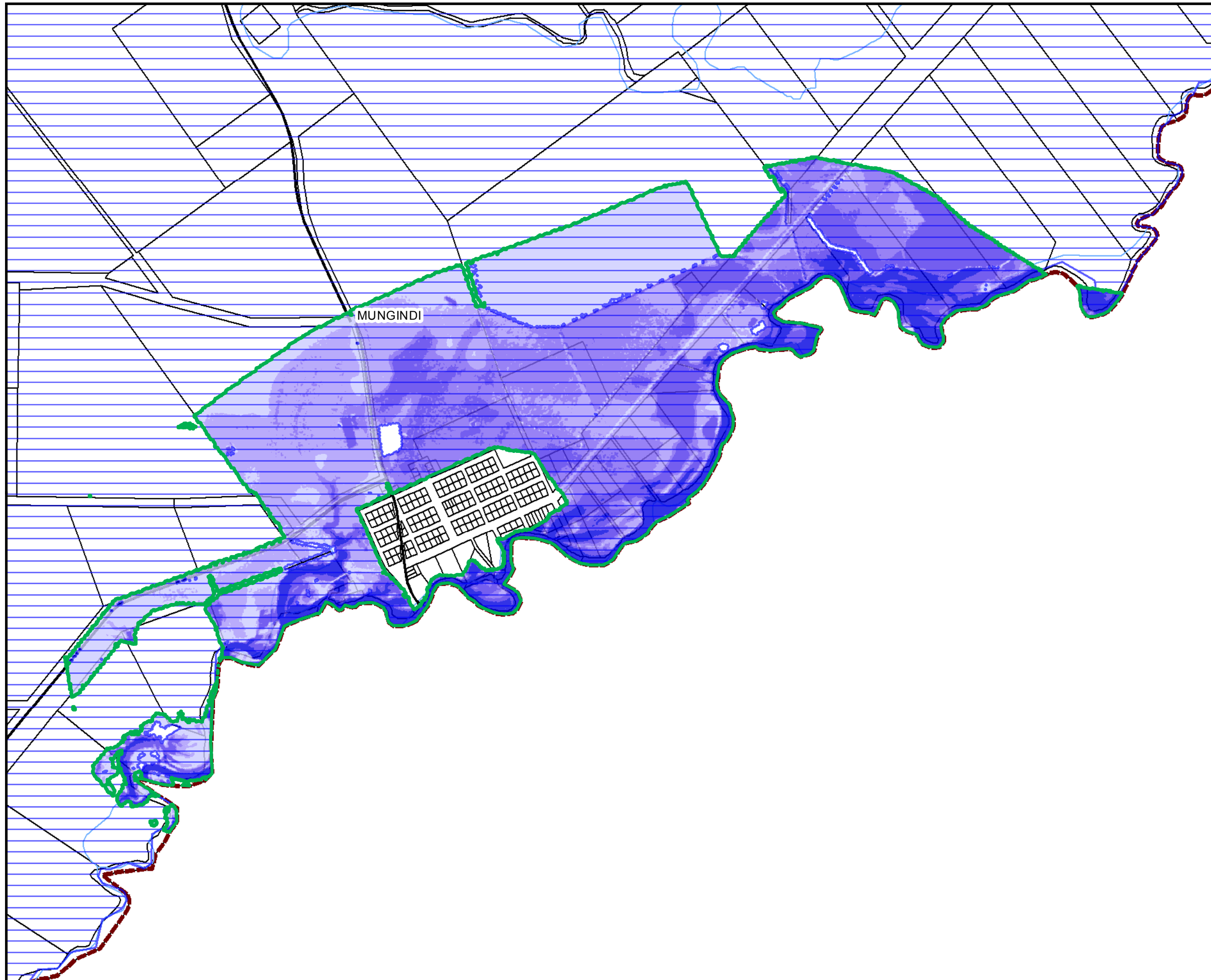
Metres



Map C3d



BALONNE SHIRE COUNCIL  
 MAP C3E - DEFINED FLOOD LEVEL - MUNGINDI



**Legend**

**Peak Water Depth (m)**

- 0 - 0.5
- 0.5 - 0.8
- 0.8 - 1.0
- 1.0 - 2.0
- > 2.0

**Road Network**



**Rivers and Creeks**



Flood Hazard Overlay - Locally Verified

Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006

Lot Boundaries

Defined Flood Event Depicted:  
 Detailed flood information (depth, velocity and hazard) represent the 1% Annual Exceedance Probability (AEP) Flood Event, balance of Flood Hazard Overlay represents an area of possible inundation.

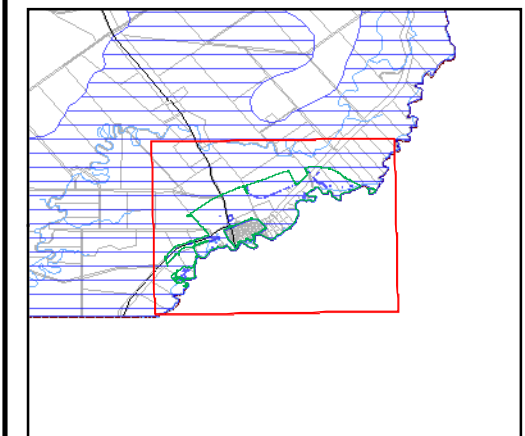
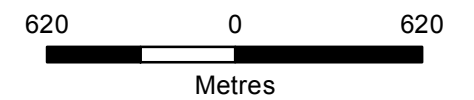
Digital Cadastral Database (DCDB) is provided by the State of Queensland and is current as at May 2013. Flood information is derived from the BMT WBM Flood Hazard Mapping – Mungindi report prepared for the Queensland Reconstruction Authority in 2013.

Balonne Shire Council and/or the entities involved in the preparation of this data give no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accept no liability (including without limit, liability in negligence, for any loss, damage or costs (including consequential damage) relating to any use of this data. Balonne Shire Council has sourced this data from external agencies to support a greater awareness of potential flood hazard. These maps are produced with the best available information at the time of publication however larger floods can and may occur and therefore

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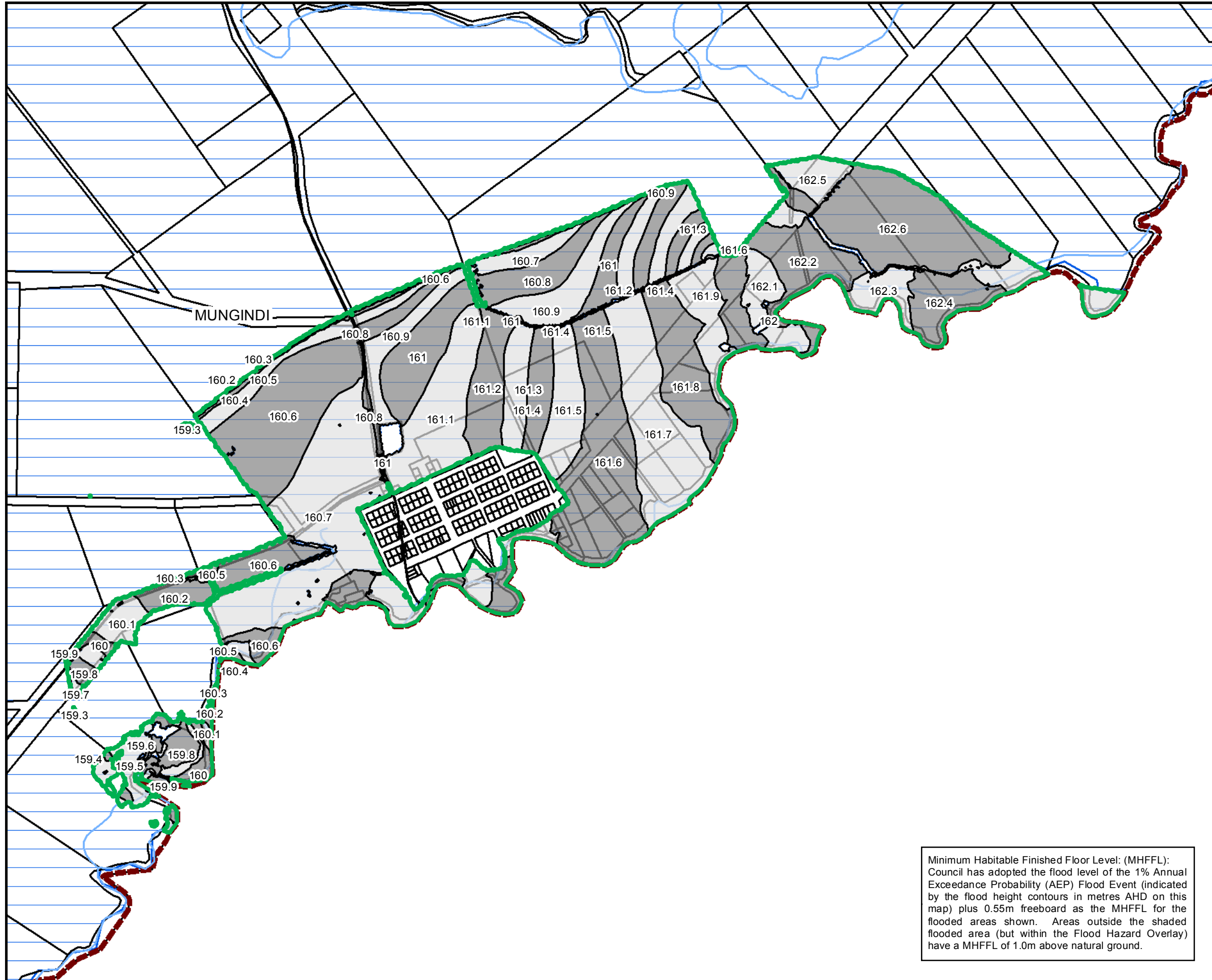


Approx. Scale @ A3 1:25,000








Map C3e

BALONNE SHIRE COUNCIL  
 MAP C3F - MINIMUM HABITABLE FINISHED FLOOR LEVELS - MUNGINDI



**Legend**

-  Flood Hazard Overlay - Locally Verified
- Road Network**
-  Road Network
- Rivers and Creeks**
-  Rivers and Creeks
-  Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006
-  Lot Boundaries

Defined Flood Event Depicted:  
 Detailed flood information (depth, velocity and hazard) represent the 1% Annual Exceedance Probability (AEP) Flood Event, balance of Flood Hazard Overlay represents an area of possible inundation.

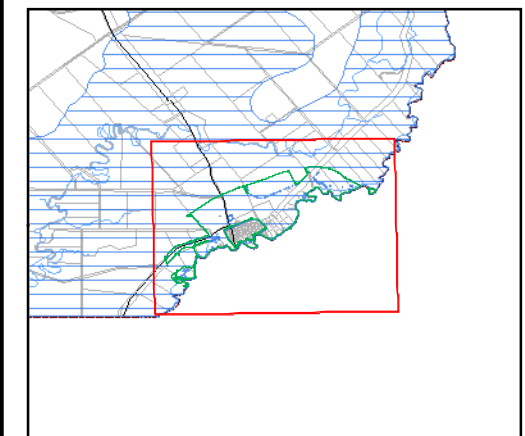
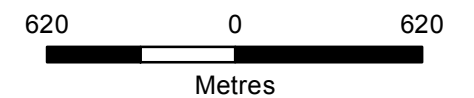
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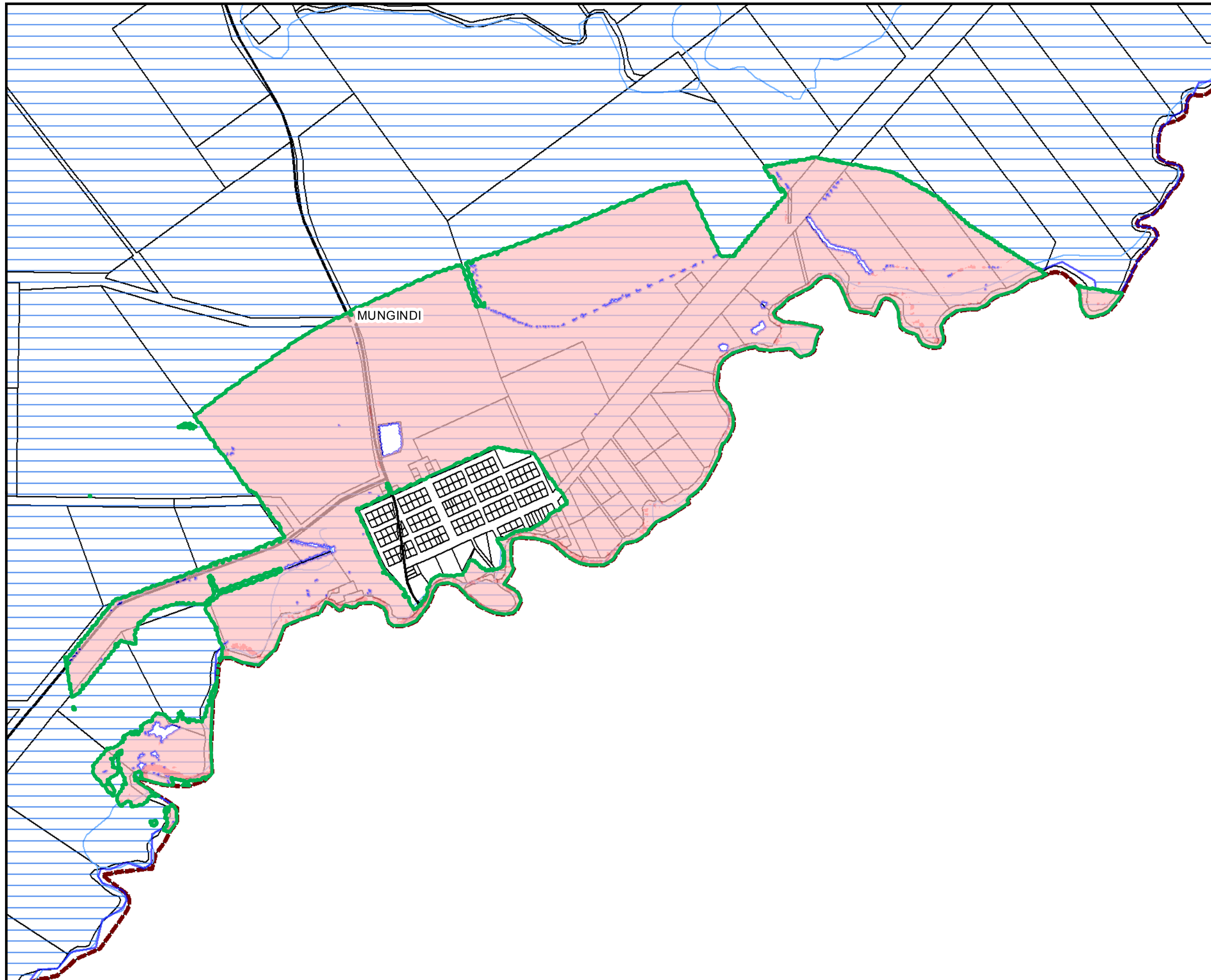


Approx. Scale @ A3 1:25,000



Minimum Habitable Finished Floor Level: (MHFFL): Council has adopted the flood level of the 1% Annual Exceedance Probability (AEP) Flood Event (indicated by the flood height contours in metres AHD on this map) plus 0.55m freeboard as the MHFFL for the flooded areas shown. Areas outside the shaded flooded area (but within the Flood Hazard Overlay) have a MHFFL of 1.0m above natural ground.

BALONNE SHIRE COUNCIL  
 MAP C3G - FLOOD VELOCITY - MUNGINDI



**Legend**

**Flood Velocity (m/sec)**

0 - 1.5

> 1.5

**Road Network**

**Rivers and Creeks**

Flood Hazard Overlay - Locally Verified

Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006

Lot Boundaries

Defined Flood Event Depicted:  
 Detailed flood information (depth, velocity and hazard) represent the 1% Annual Exceedance Probability (AEP) Flood Event, balance of Flood Hazard Overlay represents an area of possible inundation.

Digital Cadastral Database (DCDB) is provided by the State of Queensland and is current as at May 2013. Flood information is derived from the BMT WBM Flood Hazard Mapping – Mungindi report prepared for the Queensland Reconstruction Authority in 2013.

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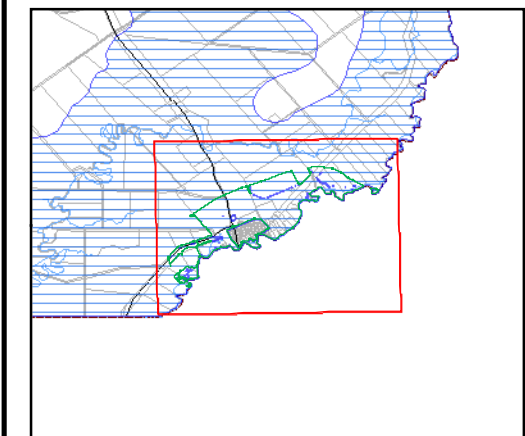


Approx. Scale @ A3 1:25,000

620 0 620



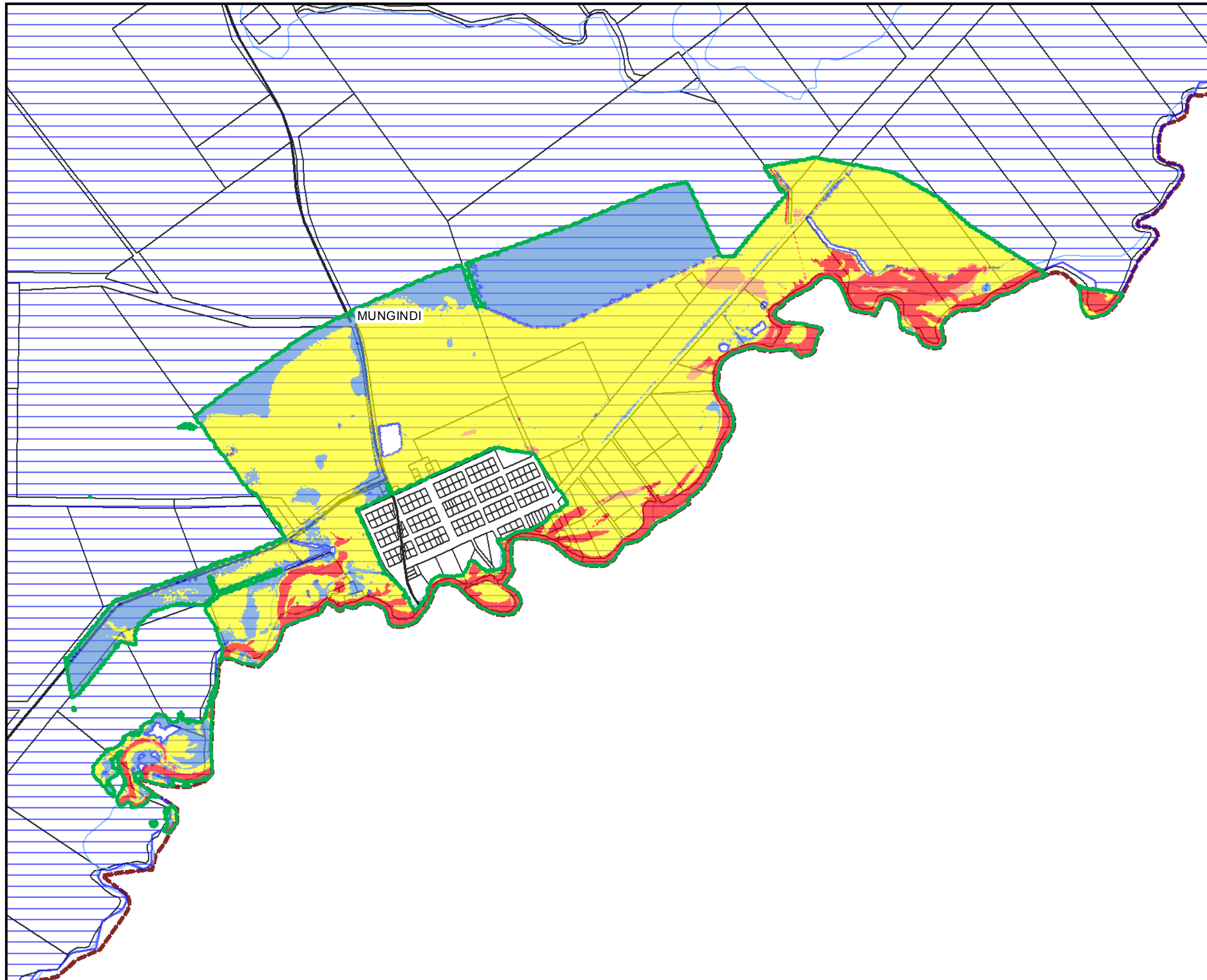
Metres



Map C3g



BALONNE SHIRE COUNCIL  
 MAP C3H - FLOOD HAZARD - MUNGINDI



**Legend**

**Flood Hazard**




-  Low
-  Significant
-  High
-  Extreme

**Road Network**



**Rivers and Creeks**



-  Flood Hazard Overlay - Locally Verified
-  Flood Hazard Area for the purposes of section 13 of the Building Regulation 2006
-  Lot Boundaries

Defined Flood Event Depicted:  
 Detailed flood information (depth, velocity and hazard) represent the 1% Annual Exceedance Probability (AEP) Flood Event, balance of Flood Hazard Overlay represents an area of possible inundation.

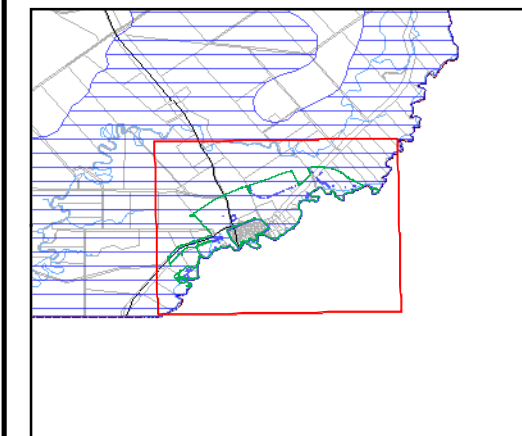
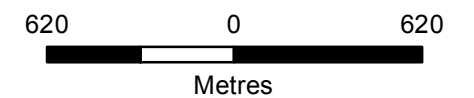
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Map C3h