



# **Bungil Shire Council Planning Scheme**



**2006**

# Integrated Planning Act

## PLANNING SCHEME FOR BUNGIL SHIRE COUNCIL AREA

### Adoption

The local government of Bungil adopted this planning scheme on 24 November 2006.

### Commencement

The Planning Scheme took effect on 1 December 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 (on lots greater than 1000ha in the rural zone); 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

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; and
2. Flood assessment provisions State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide,
3. Buffer Area and Separation distance provisions (on lots less than 1000ha in the rural zone), Planning Guidelines: *Separating Agricultural and Residential land Uses* - State Planning Policy 1/92 Development and Conservation of Agricultural Land.

This is to certify that this is a true and correct copy to the Bungil Shire Planning Scheme adopted on 24 November 2006 and commenced on 1 December 2006.

Signed



Leon Love  
Chief Executive Officer

Dated 1 December 2006

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## **PART 1 - INTRODUCTION**

### ***Division 1 - Relationship to Integrated Planning Act***

#### **1.1 Purpose of Planning Scheme**

In accordance with the *Integrated Planning Act 1997 (IPA)*, the local government for the Shire of Bungil 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 Injune and Muckadilla;
  - (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;
  - (c) lots are reconfigured as necessary to suitably accommodate appropriate uses and associated works.
- (2) The town of Injune is the main business and community centre in the local government area.
- (3) Residential uses have:
  - (a) houses on separate allotments;
  - (b) lot sizes within the established areas with a minimum of 800m<sup>2</sup> with a preferred range of 800m<sup>2</sup> to 1,200m<sup>2</sup>;
  - (c) a minimum lot size of 4,000m<sup>2</sup> and a maximum lot size of two (2) hectares within the 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.

## 1.5 Zoning Maps

Maps in the Appendices 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 of Vegetation Management exemptions under Schedule 8 of the Integrated Planning Act.

**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 (2) zones that cover the entire local government area:
  - (a) The Town Zone identified on Planning Scheme Maps (Planning Scheme Maps P2 Town Plan Zone - Injune and P3 Town Plan Zone - Muckadilla).
  - (b) The Rural Zone identified on Planning Scheme Maps (Planning Scheme Maps P1 Whole of Shire – Rural Zone, P2 Town Plan Zone - Injune and P3 Town Plan Zone - Muckadilla).
- (2) The Town Zone incorporates preferred use areas shown as precincts on Planning Scheme Maps P2 Town Plan Zone – Injune and P3 Town Plan Zone - Muckadilla.
  - (a) Town Zone
    - Residential Precinct;
    - Commercial Precinct;
    - Industrial Precinct;
    - Open Space and Recreation Precinct; and
    - Rural Residential Precinct
  - (b) Rural Zone incorporates preferred use areas shown on Planning Scheme Map P1 Whole of Shire – Rural Zone.

**1.7 Roads, watercourses and reclaimed land**

- (1) If a road, watercourse or reclaimed land 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, watercourse or reclaimed land is adjoined on both sides by land in the same zone – the road, watercourse or reclaimed land has the same zoning as the adjoining land;
  - (b) If the road, watercourse or reclaimed land is adjoined on one side by land in a zone and adjoined on the other side by land in another zone – the road, watercourse or reclaimed land has the same zoning as the adjoining land and the centreline of the road, watercourse or reclaimed land is the boundary between the two zones;
  - (c) If the road, watercourse or reclaimed land is adjoined on one side only by land in a zone – the entire road, watercourse or reclaimed land has the same zoning as the adjoining zoned land;
- (2) If a road in the shire 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 3 and 4.
- (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; and
  - (b) Stated Development.
- (2) The codes are the following:
  - (i) Zone:
    - (a) Town Zone Code; and
    - (b) Rural Zone Code.
  - (ii) Stated Development:
    - (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**

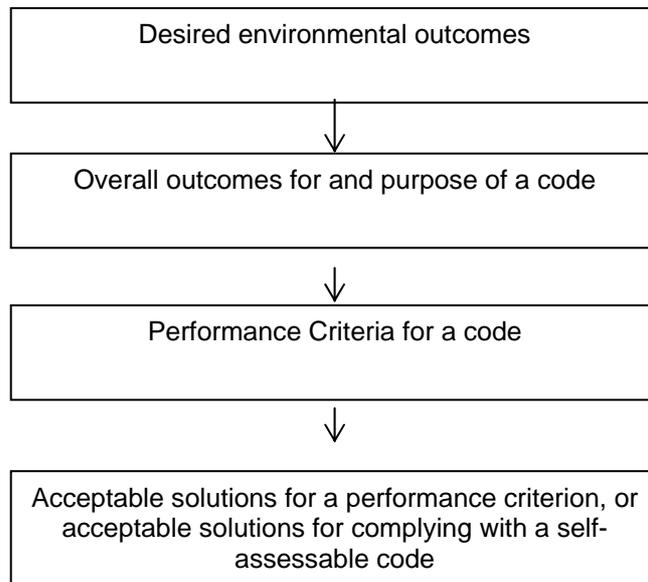
The planning scheme seeks to achieve outcomes that are identified according to the following levels:

- (a) Desired environmental outcomes;
- (b) Overall outcomes for and purpose of a code;
- (c) Performance Criteria for a code;

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<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.

- (d) Acceptable solutions for a performance criterion, or acceptable solutions for complying with a self-assessable code.



## 1.12 Assessment Provisions

### (1) Exempt Development

- (a) The following is exempt development within the local government area of Bungil:
- (i) development that is made exempt pursuant to Schedule 9 of IPA<sup>4</sup>;
  - (ii) land designated for community infrastructure – exempt development pursuant to IPA;
  - (iii) Works conducted by local government that are ancillary to, or associated with, road works (whether on road or not) including but not limited to:
    - a. Road construction and maintenance;
    - b. Batching, excavation, crushing, screening and taking road building material from land;
    - c. Parking construction equipment and site offices;
    - d. Haul roads and side tracks.
  - (iv) development involving the supply of road transport infrastructure in existing roads;<sup>5</sup>

<sup>4</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>5</sup> For the purpose of section 1.4(2) existing means – lawfully existing at Commencement or lawfully established after Commencement.

- (v) development involving railway activities in existing rail corridors;
- (vi) 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;
- (vii) development involving the reticulation and distribution of electricity in existing electricity easements or existing electricity corridors or roads;
- (viii) development involving the reticulation and distribution of gas in existing gas easements, or existing gas corridors or roads;
- (ix) development involving the reticulation and distribution of telecommunications, where collated with existing mobile telecommunications facilities;
- (x) development for the purpose of a park;
- (xi) building work being demolition; and
- (xii) 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 Bungil:
  - (i) development identified as self assessable in Schedule 8 of IPA<sup>6</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>7</sup>:
  - (i) the relevant assessment criteria is the applicable code;
  - (ii) compliance with the code is achieved only where all applicable acceptable solutions have been met; and
  - (iii) non compliance with any applicable solution will result in the need for a code assessment development application.

<sup>6</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>7</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.

**(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) requires a development permit before development can start; and
  - (iii) is assessed against applicable codes.
- (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.

**(4) Impact Assessable**

- (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>8</sup>.

**1.13 Acceptable solutions for code assessable development**

An acceptable solution for a performance criterion provides a guide for achieving that outcome in whole or in part, and does not limit the assessment manager's discretion under the IPA<sup>9</sup> to impose conditions on a development approval.

<sup>8</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>9</sup> IPA chapter 3 (Integrated Development Assessment System (IDAS), part 5, (Decision Stage), division 6 (Conditions).

## **PART 2 - INTERPRETATION**

### **2.1 Definitions - the Dictionary**

The Dictionary in schedule 1 defines particular words used in this planning scheme (including defined uses, use classes and administrative terms).

### **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 Bungil Shire Planning Scheme Explanatory Notes<sup>10</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>11</sup>

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<sup>10</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>11</sup> The Statutory Instruments Act 1992 allows a statutory instrument (such as a planning scheme) to identify material (in this case the Bungil Shire Planning Scheme Explanatory Notes) that may be used to assist in the interpretation of provisions in the instrument.

## 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 are 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 Bungil Shire 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) Key Resource Areas, extractive resources, petroleum, gas and mineral resources are protected as a major economic resource for the region.
- (iii) Industry, business and employment opportunities are improved and appropriately located to service the community and region, and encourage economic activity within the local area.
- (iv) 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) 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 rural amenity.

- (iii) Infrastructure networks such as road, rail, water cycle and electricity are protected from encroachment by sensitive land uses which may adversely affect or limit the normal operation of that infrastructure.
- (iv) The role and identity of Injune as the main business and community centre of the shire is consolidated.
- (v) The adverse effects from natural and other hazards, including bushfires are minimised.
- (vi) The range of housing types, services and facilities meets the needs of the community and other uses.

## PART 4 - ZONES

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

#### **4.1 Assessment categories for each Zone**

The assessment categories<sup>12</sup> are identified for development in each zone in column 2 of Tables 1, 2, 3 and 4 as follows:

- (a) Table 1 and 3 – making a “Material Change of Use”<sup>13</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>14</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; and
  - (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, 2, 3 and 4.
- (2) For self assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

<sup>12</sup> Information about assessment categories is provided in the Bungil Shire Planning Scheme Users Guide.

<sup>13</sup> Works associated with an application for a material change of use may be assessed together with the material change of use. Also see Bungil Shire Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

<sup>14</sup> See Bungil Shire Scheme Explanatory Notes (Part 2) giving examples that explain the type of development involved in different proposals.

**Division 2 - Assessment Tables for the Town Zone**

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

TABLE 1

Column 1 Defined use or use class <sup>15</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>		
Commercial Premises	<b>Code Assessable</b> in the Commercial Precinct	Town Zone Code
Community Use	<b>Code Assessable</b> in all Precincts	Town Zone Code
Dual Occupancy	<b>Code Assessable</b> in the Residential Precinct	Town Zone Code
Dwelling House	<b>Self Assessable</b> in the Residential and Rural Residential Precincts	Town Zone Code
Home Based Business	<b>Self Assessable</b> in Residential Precinct  <b>Code Assessable</b> in the Commercial Precinct	Town Zone Code
Host Home Accommodation (Bed & Breakfast)	<b>Self Assessable</b> in Residential Precinct	Town Zone Code
Industry (Low/Medium)	<b>Code Assessable</b> in Industrial Precinct	Town Zone Code
Telecommunication Facility	<b>Code Assessable</b> in all Precincts	Town Zone Code
<b>ALL OTHER USES</b>		
All except use for a road	<b>Impact Assessable</b>	

<sup>15</sup> See Schedule 1 - Dictionary

**TOWN ZONE CODE**  
**ASSESSMENT CATEGORIES AND APPLICABLE CODES - ONLY FOR**  
**OTHER DEVELOPMENT**

TABLE 2

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>16</sup>	<b>Self Assessable</b> <sup>17</sup> – if undertaking building works associated with existing buildings on the site	Town Zone Code
Placing an advertising sign or hoarding on premises not associated with a material change of use	<b>Self Assessable</b> if an advertising sign  <b>Code Assessable</b> for all other signs	Advertising Devices Code  If Code Assessable – Advertising Devices Code
Reconfiguring a lot <sup>18</sup>	<b>Code Assessable</b>	Reconfiguring a Lot Code
Carrying out operational work for reconfiguring a lot	<b>Code Assessable</b> if the reconfiguring is assessable development	(a) Filling and Excavation Code (b) Reconfiguring a Lot Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	<b>Exempt</b> where the extent of cut does not exceed 100m <sup>3</sup> or extent of fill does not exceed 100m <sup>3</sup> ; or  <b>Code Assessable</b> where the extent of cut exceeds 100m <sup>3</sup> or extent of fill exceeds 100m <sup>3</sup>	If Code Assessable – Filling and Excavation Code
Other	<b>Exempt</b>	

<sup>16</sup> See Bungil Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

<sup>17</sup> This does not include building work that under IPA (schedule 9) is exempt and cannot be made self-assessable or assessable by a planning scheme.

<sup>18</sup> Under IPA, (schedule 9) reconfiguring a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating two (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.

**Overall Outcomes for 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 Injune for a range of business, industrial, tourist, community and recreational activity in the local government area;
  - (b) protects the rural and heritage character and amenity of the Town Zone;
  - (c) provides safe and convenient access for pedestrians and cyclists;
  - (d) has no adverse impact on Good Quality Agricultural Land;
  - (e) for residential uses to occur 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 appropriately designed access to the road network and traffic generated by the development does not impact adversely on the local 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 efficient provision of infrastructure, including social infrastructure;
  - (l) is located and designed in ways that minimise the need for flood and landscape mitigation, and to protect people and premises from such natural events;
  - (m) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the use; and
  - (n) does not impact adversely on infrastructure.

### Town Zone Code

The Town Zone Code includes the towns of Injune and Muckadilla. The extent of the town areas is identified on Planning Scheme Maps P2 Town Plan Zone – Injune and P3 Town Plan Zone - Muckadilla.

TOWN ZONE CODE 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 supply of reticulated 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; 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>PC3 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; or  <b>AS 3.2</b> Premises have on - site effluent disposal systems designed in accordance with Schedule 6: "Standards for Sewerage Supply".
<b>PC 4 Stormwater/Inter-allotment Drainage</b> Stormwater is collected and discharged so as to: (a) protect the stability of buildings or the use of adjacent land; (b) prevent the waterlogging of nearby land; and (c) protect and maintain environmental values.	<b>AS 4.1</b> Stormwater/inter-allotment drainage is collected and discharged in accordance with Schedule 7: "Standards for Stormwater Drainage".
<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 in accordance with Schedule 2: "Standards for Roads, Car parking, Access and Manoeuvring Areas".
<b>PC 6 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.	<b>AS 6.1</b> All uses provide vehicle parking in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".  <b>AS 6.2</b> All service vehicle manoeuvring is in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".
<b>PC 7 Roads</b> All weather road access is provided between the premises and the existing road network.	<b>AS 7.1</b> Roads are designed and constructed in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".
<b>PC 8.1 Highways</b> All Highways are maintained and enhanced as a link between major centres.	<b>AS 8.1</b> No direct access to State Controlled Roads is permitted except at designated intersections as identified on <b>Map R1 – State Controlled Roads</b> .

TOWN ZONE CODE Performance Criteria	Acceptable Solution
<p><b>PC 8.2</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>PC 8.3</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 8.2</b> No development is established within a 100 metre buffer either side of State Controlled Roads as identified in <b>Map R1 – State Controlled Roads</b>.</p> <p><b>AS 8.3</b> No solution specified.</p>
<p><b>PC 9 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 9.1</b> No habitable structure is constructed within the buffer established 100 metres either side of the gas and oil pipeline corridors as identified in <b>Planning Scheme Map P1 Whole of Shire – Rural Zone</b>.</p>
<p><b>PC 10 Refuse Tips and Effluent Treatment Plants</b> Buildings are located at an appropriate distance from refuse tips or effluent treatment plants to ensure community safety and operation of the use is not compromised.</p>	<p><b>AS 10.1</b> No premise is constructed within 500 metres from the boundary of a refuse tip or effluent treatment plant.</p>
<p><b>PC 11.1 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>PC 11.2</b> Development adjoining the rail corridor is protected from the impact of noise<sup>19</sup>.</p>	<p><b>AS 11.1</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 <b>Maps R1 State Controlled Roads and P3 Town Plan Zone - Muckadilla</b>.</p> <p><b>AS 11.2</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> <li>(c) does not restrict the future operational demands of the aerodrome.</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>

<sup>19</sup> One way an applicant can demonstrate compliance with PC 11.2 is to prepare a study that identifies how the development is in accordance with Railway and EPA Regulations 1998.

TOWN ZONE CODE Performance Criteria	Acceptable Solution
<p><b>PC 13 Development in the Vicinity of Aerodrome</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 distract or confuse pilots;</li> <li>(d) interfering with navigation or communication facilities;</li> <li>(e) emissions that may affect pilot visibility or aircraft operations; or</li> <li>(f) transient intrusions into the aerodromes operational space.<sup>20</sup></li> </ul>	<p><b>AS 13.1</b> No solution specified.</p>
<p><b>2. Environment</b></p> <p><b>PC 14 Watercourses</b> Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p><b>AS 14.1</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 15 Flooding</b> Premises are designed and located so as:</p> <ul style="list-style-type: none"> <li>(a) not to be adversely impacted upon by flooding;</li> <li>(b) to protect life and property; and</li> <li>(c) not to have an undesirable impact of the extent and magnitude of flooding.<sup>21</sup></li> </ul>	<p><b>AS 15.1</b> No solution specified.</p>
<p><b>PC 16 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 16.1</b> No solution specified.</p>
<p><b>PC 17 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 17.1</b> No solution specified.</p>

<sup>20</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. Maps R6 and R7, Aerodrome Obstacle Limitation Surface should also be referred to.

<sup>21</sup> One way an applicant can demonstrate compliance with PC15 is to adopt the maximum recorded flood as an indication of flood level.

<sup>22</sup> One way an applicant can demonstrate compliance with PC16 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 can demonstrate compliance with PC17 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

TOWN ZONE CODE Performance Criteria	Acceptable Solution
<p><b>PC 18 Water Quality</b> The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> <li>(a) the biological integrity of aquatic ecosystems;</li> <li>(b) recreational use;</li> <li>(c) supply as drinking water after minimal treatment;</li> <li>(d) agricultural use; or</li> <li>(e) industrial use.<sup>24</sup></li> </ul>	<p><b>AS 18.1</b> No solution specified.</p>
<p><b>PC 19 Excavation and Filling</b> Excavation and filling of land ensures:</p> <ul style="list-style-type: none"> <li>(a) that both the amenity and safety of users of the site and adjacent land holdings; and</li> <li>(b) soil erosion is kept to a minimum with remedial works.</li> </ul>	<p><b>AS 19.1</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 19.2</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 19.3</b> Excavation and filling is undertaken in accordance with Schedule 8: "Standards for Construction Activity".</p>
<p><b>PC 20 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 20.1</b> During construction, soil erosion and sediment is managed in accordance with Schedule 8: "Standards for Construction Activity".</p>
<p><b>PC 21 Cultural Heritage</b> The significance of known places of indigenous and/or cultural heritage value is retained.</p>	<p><b>AS 21.1</b> A minimum separation distance of 20 metres is provided to known indigenous and/or cultural heritage sites<sup>25</sup>.</p>
<p><b>PC 22 Buildings of Significance</b> The architectural merit and precinct value of cultural heritage items listed in Schedule 10 is maintained.</p>	<p><b>AS 22.1</b> No solution specified.</p>
<p><b>PC 23 Character Buildings</b> Development adjacent to buildings identified as heritage or character buildings in Schedule 10 incorporates design features, materials and details that blend with the existing character.</p>	<p><b>AS 23.1</b> No acceptable solution.</p>
<p><b>B. For the Residential Precinct</b> Residential Development and Dual Occupancies</p>	
<p><b>PC 24 Height</b> The height of residential buildings is compatible with and complementary to the character of the urban environment.</p>	<p><b>AS 24.1</b> The height of a dwelling house or dual occupancy does not exceed 8.5 metres from natural ground level.</p>

<sup>24</sup> One way an applicant can demonstrate compliance with PC18 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 (DNRW).

TOWN ZONE CODE Performance Criteria	Acceptable Solution
<p><b>PC 25 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 25.1</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> </ul> <p><b>AS 25.2 For Dual Occupancies:</b> Setback is not less than six (6) metres from any road frontage; or</p> <p><b>AS 25.3</b> Setback is within 20% of the existing setbacks of adjoining properties; and</p> <p><b>AS 25.4</b> Boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than six (6) metres from property boundaries.</p>
<p><b>PC 26 Density</b></p> <p>The density of residential activities does not impact adversely on the residential amenity of the town.</p>	<p><b>AS 26.1 For Dwelling House:</b> No more than one (1) dwelling house per lot.</p> <p><b>AS 26.2 For Dual Occupancy:</b> Minimum lot size 1,000m<sup>2</sup>.</p>
<p><b>PC 27 Residential Outbuildings</b></p> <p>Residential amenity is to be maintained.</p>	<p><b>AS 27.1</b> Residential outbuildings are to be located a minimum of six (6) metres from the boundary fronting the public road and a minimum of 2.5 metres from any other boundary; and</p> <p><b>AS 27.2</b> The size of residential outbuildings is to be restricted to structures five (5) metres in height and 80 square metres in floor area.</p> <p><b>AS 27.3</b> Site coverage of outbuildings not to exceed 15% of remaining site area.</p>
<p><b>PC 28 Residential amenity for Dual Occupancies:</b></p> <p>The location and design of dual occupancies provides for adequate privacy, sunlight, ventilation and open space.</p>	<p><b>AS 28.1</b> No solution specified.</p>
<p><b>PC 29 Landscaping for Dual Occupancies:</b></p> <p>Landscaping on the site should be:</p> <p>(a) visually pleasing and create an attractive environment;</p> <p>(b) located to take account of the direction of the breezes and sun; and</p> <p>(c) located to give privacy and buffering from any potential incompatible uses.</p>	<p><b>AS 29.1</b> No solution specified.</p>

TOWN ZONE CODE Performance Criteria	Acceptable Solution
For Non Residential Activities Located in the Residential Precinct	
<p><b>PC 30 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>	<p><b>AS 30.1</b> No solution specified.</p>
<p><b>PC 31 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 31.1</b> No solution specified.</p>
<p><b>PC 32 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 32.1</b> Non-residential activities are undertaken between the hours of 7.00am and 6.00pm.</p>
<b>C. For the Commercial Precinct</b>	
<p><b>PC 33 Character</b> The commercial area is enhanced and promoted with uses of a business nature or those which complement the commercial and retail character of the town centre.</p>	<p><b>AS 33.1</b> No solution specified.</p>
<p><b>PC 34 Streetscape</b> Buildings and structures within the commercial area compliment the architectural character of the streetscape.</p>	<p><b>AS 34.1</b> No solution specified.</p>
<p><b>PC 35 Amenity</b> The operation of commercial activities is not unduly affected by the proximity of residential dwellings.</p>	<p><b>AS 35.1</b> Commercial development adjoining land used or proposed to be used for residential purposes is to be fenced to a height of two (2) metres along common boundaries.</p>
<p><b>PC 36 Scale</b> Development is at a scale which protects the amenity of the area.</p>	<p><b>AS 36.1</b> Total use area is no more than 50% of the overall site.</p> <p><b>AS 36.2</b> The site has an area of at least 600m<sup>2</sup>.</p>
<p><b>PC 37 Setbacks and Boundary Clearance</b> Buildings and structures are located to ensure the local character and streetscape are protected and enhanced.</p>	<p><b>AS 37.1</b> No solution specified.</p>

TOWN ZONE CODE Performance Criteria	Acceptable Solution
<b>PC 38 Operating Hours</b> Uses are operated to ensure the amenity of the Commercial Precinct and surrounding areas are protected.	<b>AS 38.1</b> Uses are operated only between the hours of 7.00am and 9.00pm.
<b>PC 39 Delivery of Goods</b> The loading and unloading of goods occurs at appropriate times to protect the amenity of the Commercial Precinct.	<b>AS 39.1</b> Loading and unloading occurs only between the hours of: (a) 7.00am and 7.00pm Monday to Friday; and (b) 7.00am and 12.00 (noon) on Saturdays.  <b>AS 39.2</b> No loading and unloading occurs on Sundays and Public Holidays.
<b>PC 40 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.	<b>AS 40.1</b> All lighting does not exceed 8.0 lux at 1.5 metres from beyond the site boundary.
<b>PC 41 Landscaping</b> Landscaping is designed and established in a manner which achieves high quality frontage and contributes positively to the streetscape character.	<b>AS 41.1</b> No solution specified.
For Non-Commercial Activities Located in the Commercial Precinct.	
<b>PC 42 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.	<b>AS 42.1</b> No solution specified.
<b>PC 43 Scale</b> Non-commercial activities are of an appropriate scale to protect the amenity of the commercial precinct, and do not prejudice the operation and viability of other uses or activities in the commercial precinct or other precincts.	<b>AS 43.1</b> No solution specified.
<b>PC 44 Operation</b> Non-commercial activities are operated so as to ensure that the activities do not impact adversely on commercial amenity.	<b>AS 44.1</b> Non-commercial activities are undertaken between the hours of 7.00am and 6.00pm.

TOWN ZONE CODE Performance Criteria	Acceptable Solution
<b>D. For the Industrial Precinct</b>	
<p><b>PC 45 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 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 8.5 metres in height and not more than two (2) storeys at any point above the natural ground level; and</p> <p><b>AS 45.3</b> Front boundary clearance for any building or structure is six (6) metres or more from any road frontage; and</p> <p><b>AS 45.4</b> Side boundary clearance for any building or structure is four (4) metres or more; and</p> <p><b>AS 45.5</b> Rear boundary clearances are four (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 seven (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.</p>	<p><b>AS 47.1</b> Landscaping is provided with a minimum width of two (2) metres along site boundaries; and</p> <p><b>AS 47.2</b> Vegetation is to have a mature height of three (3) metres within five (5) years of planting.</p> <p><b>AS 47.3</b> Ground covers should fully cover the vegetation strip within one (1) year of planting.</p>
<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 two (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 principle 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>

TOWN ZONE CODE Performance Criteria	Acceptable Solution
For Non Industrial Activities Located in the Industrial Precinct	
<p><b>PC 51 Location</b> Non Industrial activities are located and operated so as:</p> <ul style="list-style-type: none"> <li>(a) not to impact adversely on the function and character of the Industrial precinct; and</li> <li>(b) not to prejudice the consolidation of like non Industrial activities in other more appropriate areas.</li> </ul>	<p><b>AS 51.1</b> No solution specified.</p>
<b>E. For the Open Space and Recreation Precinct</b>	
<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 2.5 metres and rear boundary clearances of not less than six (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 7.00pm 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>• contribute to a pleasant and functional built form; and</li> <li>• contribute to the visual qualities of the locality.</li> </ul>	<p><b>AS 56.1</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 two (2) years of planting.</p> <p><b>AS 56.2</b> Landscaping for other community recreation uses is to occur along setbacks to a width of two (2) metres along the front boundary and one (1) metre along side and rear boundary setbacks; and</p> <p><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 three (3) metres within four (4) years of planting.</p>
<p><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.</p>	<p><b>AS 57.1</b> Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary site.</p>

TOWN ZONE CODE Performance Criteria	Acceptable Solution
For Non-Open Space and Recreation Activities Located in the Open Space and Recreation Precinct	
<p><b>PC 58 Location</b> Non-Community and Recreation activities are located so as:</p> <p>(a) not to impact adversely on the function and character of the Open Space and Recreation precinct; and</p> <p>(b) not to prejudice the consolidation of like non-Open Space and Recreation activities in other more appropriate areas.</p>	<p><b>AS 58.1</b> No solution specified.</p>
<b>F. For the Rural Residential Precinct</b>	
<p><b>PC 59 Residential Outbuildings</b> Rural residential amenity is to be maintained.</p>	<p><b>AS 59.1</b> Residential outbuildings are to be located a minimum of 15 metres from the boundary fronting the public road and a minimum of five (5) metres from any other boundary; and</p> <p><b>AS 59.2</b> The size of residential outbuildings is to be restricted to structures 8.5 metres in height and 80 square metres in floor area.</p>
<p><b>PC 60 Buffers</b> Adequate buffers are provided to protect rural residential uses from agricultural, transport and industrial activities whilst also ensuring the integrity and viability of such uses.<sup>26</sup></p>	<p><b>AS 60.1</b> No solution specified.</p>
<b>G. Specific Land Uses</b>	
<b>Home Based Business</b>	
<p><b>PC 61 Size</b> The development comprises only a minor portion of an existing residential premise.</p>	<p><b>AS 61.1</b> The business is operated by persons residing in the dwelling; and</p> <p><b>AS 61.2</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 62 Traffic</b> The use does not generate greater traffic loads than reasonably associated with residential premises.</p>	<p><b>AS 62.1</b> Provision is made for two (2) off street car parking spaces or the street adjacent to the frontage of the lot is sealed.</p> <p><b>AS 62.2</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</p> <p><b>AS 62.3</b> Delivery motor vehicles visiting the premises shall be no more than four (4) tonnes in weight.</p>

<sup>26</sup> Applicant needs to refer to Guideline 2 for SPP 1/92 Separating agricultural and residential land uses for further requirements.

TOWN ZONE CODE Performance Criteria	Acceptable Solution
<p><b>PC 63 Amenity</b> The use is operated in such a way as to not disrupt the residential amenity of the area.</p>	<p><b>AS 63.1</b> Delivery of goods and operating hours occurs between the hours of 8.00am and 6.00pm; and</p> <p><b>AS 63.2</b> The business does not display goods for sale in any window or outdoor area; and</p> <p><b>AS 63.3</b> The one (1) 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 1.5 metres measured to the bottom of the sign. The sign is not to be illuminated.</p>
<b>Host Home Accommodation</b>	
<p><b>PC 64</b> Premises used for a Host Home activity 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 64.1</b> No more than four (4) paying guests are accommodated at any one time; and</p> <p><b>AS 64.2</b> Signage associated with the use is restricted to a 0.5m<sup>2</sup> sign located at a height no greater than 1.5 metres measured to the bottom of the sign; and</p> <p><b>AS 64.3</b> At least two (2) off street parking spaces are provided other than those associated with the permanent residents of the dwelling.</p>
<p><b>PC 65</b> Accommodation must be provided for short-term stays only.</p>	<p><b>AS 65.1</b> Visitors are accommodated for up to a maximum of 14 nights.</p>
<p><b>PC 66 Amenity</b> The Host Home establishment provides reasonable levels of privacy and convenience for both residents and guests.</p>	<p><b>AS 66.1</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 67 Location</b> Development must be located where there is convenient access.</p>	<p><b>AS 67.1</b> The site is within 5 kilometres of an arterial or sub arterial road, with all weather access.</p>
<b>Telecommunication Facility</b>	
<p><b>PC 68 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 68.1</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>27</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>		
Exempt uses are listed in Part 1 Division 3, 1.12 (1)		
Exempt uses for the Rural zone include Agriculture and Grazing		
<b>SELF-ASSESSABLE AND ASSESSABLE USES FOR THE RURAL ZONE</b>		
Catteries and Kennels	<b>Code Assessable</b>	Rural Zone Code
Community Use	<b>Code Assessable</b>	Rural Zone Code
Dwelling House	<b>Self Assessable</b> on lots greater than 2.5 hectares	Rural Zone Code
Home Based Business	<b>Self Assessable</b>	Rural Zone Code
Host Home Accommodation (Bed & Breakfast)	<b>Self Assessable</b>	Rural Zone Code
Telecommunication Facility	<b>Code Assessable</b>	Rural Zone Code
Tourist Facility	<b>Code Assessable</b>	Rural Zone Code
<b>ALL OTHER USES</b>		
All except use for a road	<b>Impact Assessable</b>	

<sup>27</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>28</sup>	<b>Self Assessable</b> <sup>29</sup> – if undertaking building works associated with existing buildings on the site	Rural Zone Code
Placing an advertising sign or hoarding on premises not associated with a material change of use	<b>Self Assessable</b> if an advertising sign  <b>Code Assessable</b> for all other signs	Advertising Devices Code  If Code Assessable – Advertising Devices Code
Reconfiguring a lot <sup>30</sup>	<b>Code Assessable</b>	Reconfiguring a Lot Code
Carrying out operational work for reconfiguring a lot	<b>Code Assessable</b> if the reconfiguring is assessable development	Filling and Excavation Code Reconfiguring a Lot Code
Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use	<b>Code Assessable</b> on lots greater than 100 hectares and/or where the extent of cut and/or fill exceeds 500m <sup>3</sup> ; or  <b>Impact Assessable</b> on lots less than 100 hectares where the extent of cut exceeds 100m <sup>3</sup> or extent of fill exceeds 250m <sup>3</sup>	Filling and Excavation Code
Other	<b>Exempt</b>	

<sup>28</sup> See Bungil Shire Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

<sup>29</sup> This does not include building work that under IPA (schedule 9) is exempt and cannot be made self-assessable or assessable by a planning scheme.

<sup>30</sup> Under IPA, (schedule 9) reconfiguring a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating two (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.

**Overall Outcomes for Rural Zone Code**

- (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 area;
  - (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 (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 State or local 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 Maps P1 Whole of Shire – Rural Zone, P2 Town Plan Zone - Injune and P3 Town Plan Zone - Muckadilla.

RURAL ZONE CODE 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 reticulated 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 rainwater 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> The premises are connected to the Council's reticulated sewerage system; or  <b>AS 3.2</b> Premises have on - site effluent disposal systems designed in accordance with Schedule 6: "Standards for Sewerage Supply".
<b>PC 4 Stormwater/Inter-allotment Drainage</b> Stormwater is collected and discharged so as to: (a) protect the stability of buildings or the use of adjacent land; (b) prevent the waterlogging of nearby land; and (c) protect and maintain environmental values.	<b>AS 4.1</b> Stormwater/inter-allotment drainage is collected and discharged in accordance with Schedule 7: "Standards for Stormwater Drainage".
<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 in accordance with Schedule 2A: "Standards for Rural Roads and Access Areas".
<b>PC 6 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.	<b>AS 6.1</b> All uses provide vehicle parking in accordance with Schedule 2A: "Standards for Rural Roads and Access Areas".  <b>AS 6.2</b> All service vehicle manoeuvring is in accordance with Schedule 2A: "Standards for Rural Roads and Access Areas".
<b>PC 7.1 Roads</b> All weather road access is provided between the premises and the existing road network.	<b>AS 7.1</b> Roads are designed and constructed in accordance with Schedule 2A: "Standards for Rural Roads and Access Areas".

RURAL ZONE CODE Performance Criteria	Acceptable Solution
<p><b>PC 7.2 Location</b> Development must be located where there is convenient access.</p>	<p><b>AS 7.2</b> The site is accessed by an all weather road.</p>
<p><b>PC 8.1 Highways</b> All Highways are maintained and enhanced as a link between major centres.</p> <p><b>PC 8.2</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>PC 8.3</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 8.1</b> No direct access to State Controlled Roads is permitted except at designated intersections as identified on <b>Map R1 – State Controlled Roads</b>.</p> <p><b>AS 8.2</b> No development is established within a 100 metre buffer either side of State Controlled Roads as identified in <b>Map R1 – State Controlled Roads</b>.</p> <p><b>AS 8.3</b> No solution specified.</p>
<p><b>PC 9 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 9.1</b> No habitable structure is constructed within the buffer established 100 metres either side of the gas and oil pipeline corridors as identified in <b>Planning Scheme Map P1 Whole of Shire – Rural Zone</b>.</p>
<p><b>PC 10 Refuse Tips and Effluent Treatment Plants</b> Buildings are located at an appropriate distance from refuse tips or effluent treatment plants to ensure community safety and operation of the use is not compromised.</p>	<p><b>AS 10.1</b> No premise is constructed within 500 metres from the boundary of a refuse tip or effluent treatment plant.</p>
<p><b>PC 11.1 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>PC 11.2</b> Development adjoining the rail corridor is protected from the impact of noise.<sup>31</sup></p>	<p><b>AS 11.1</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 <b>Maps R1 State Controlled Roads and P3 Town Plan Zone - Muckadilla</b>.</p> <p><b>AS 11.2</b> No solution specified.</p>
<p><b>PC 12 Electricity Transmission Line Easement – Vegetation</b> Transmission lines within an Electricity transmission line easement are protected from vegetation.</p>	<p><b>AS 12.1</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 12.2</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>

<sup>31</sup> One way an applicant can demonstrate compliance with PC 11.2 is to prepare a study that identifies how the development is in accordance with Railway and EPA Regulations 1998.

RURAL ZONE CODE Performance Criteria	Acceptable Solution
<p><b>PC 13 Electricity Transmission Line Easement – Separation Distance</b> Habitable buildings and community orientated uses are located a minimum distance from lines to ensure community safety.</p>	<p><b>AS 13.1</b> Habitable 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> <b>PC 14 Watercourses</b> Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p><b>AS 14.1</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 15 Flooding</b> Premises are designed and located so as: (a) not to be adversely impacted upon by flooding; (b) to protect life and property; and (c) not to have an undesirable impact of the extent and magnitude of flooding.<sup>32</sup></p>	<p><b>AS 15.1</b> No solution specified.</p>
<p><b>PC 16 Air Emissions</b> Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.<sup>33</sup></p>	<p><b>AS 16.1</b> No solution specified.</p>
<p><b>PC 17 Noise Emissions</b> Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.<sup>34</sup></p>	<p><b>AS 17.1</b> No solution specified.</p>
<p><b>PC 18 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></p>	<p><b>AS 18.1</b> No solution specified.</p>

<sup>32</sup> To assist the applicant to demonstrate compliance with PC 15, the maximum recorded flood may be adopted as an indication of flood level.

<sup>33</sup> One way an applicant can demonstrate compliance with PC 16 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 can demonstrate compliance with PC 17 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy.

<sup>35</sup> One way an applicant can demonstrate compliance with PC 18 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy.

RURAL ZONE CODE Performance Criteria	Acceptable Solution
<p><b>PC 19 Excavation and Filling</b> Excavation and filling of land ensures:</p> <ul style="list-style-type: none"> <li>(a) that both the amenity and safety of users of the site and adjacent land holdings; and</li> <li>(b) soil erosion is kept to a minimum with remedial works.</li> </ul>	<p><b>AS 19.1</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 19.2</b> Excavation and filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed one (1) metre in height; and</p> <p><b>AS 19.3</b> Excavation and filling is undertaken in accordance with Schedule 8: “Standards for Construction Activity”.</p>
<p><b>PC 20 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 20.1</b> During construction, soil erosion and sediment is managed in accordance with Schedule 8: “Standards for Construction Activity”.</p>
<p><b>PC 21 Separation of Incompatible land uses</b> Separation distances are provided to ensure:</p> <ul style="list-style-type: none"> <li>(a) the future viability 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 21.1</b> For sensitive land uses and rural activities other than intensive animal industries: The minimum separation distance between sensitive land uses and rural activities comply with the Buffer Design Criteria as contained in Table 2 of section 4.47 of SPP1/92 – Planning Guidelines - “Separating Agricultural and Residential Land Uses”.</p> <p><b>AS 21.2</b> For sensitive land uses: The minimum separation distance to Intensive Animal Industries are as stated in Schedule 11: “Separation Distances to Intensive Animal Industries”.</p> <p><b>AS 21.3</b> For all other uses other than Extractive Industries: Buildings, Structures and Outdoor Activity Areas maintain a minimum separation distance to Extractive Industries as stated in Schedule 5: “Separation Distances Extractive Industries”.</p>
<p><b>PC 22.1 Development in the Vicinity of airports:</b> Development in the vicinity of Airports:</p> <ul style="list-style-type: none"> <li>(a) does not adversely affect the operation of the airport;</li> <li>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</li> <li>(c) does not restrict future operational demands of the airport.</li> </ul>	<p><b>AS 22.1</b> Buildings and structures within 100 metres of the boundary of an airport are less than 7.5 metres in height at any point above natural ground level (except where establishing in an existing building and no Building Works are being undertaken for the existing building).</p>

RURAL ZONE CODE Performance Criteria	Acceptable Solution
<p><b>PC 22.2 Airport Protection</b> The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the airport by way of:</p> <ul style="list-style-type: none"> <li>- the physical intrusion of buildings or other structures into the Obstacle Limitation Surfaces;</li> <li>- attracting birds and or bats to the area which could cause or contribute to bird strike hazard;</li> <li>- providing very bright lighting or lighting similar to aerodrome lighting, which can distract or confuse aircraft pilots;</li> <li>- interfering with navigation or communication facilities;</li> <li>- emissions that may effect pilot visibility or aircraft operations; or</li> <li>- transient intrusions into the airport's operational space.<sup>36</sup></li> </ul>	<p><b>AS 22.2</b> No solution specified.</p>
<p><b>PC 23 Good Quality Agricultural Land</b> Good Quality Agricultural Land areas as identified in <b>Map R2 – Good Quality Agricultural Land</b> 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 23.1</b> No solution specified.</p>
<p><b>PC 24 Vegetation Retention</b> Development retains vegetation for the:</p> <ol style="list-style-type: none"> <li>(a) protection of scenic quality;</li> <li>(b) protection of general habitat;</li> <li>(c) protection of soil quality; and</li> <li>(d) establishment of open space corridors and networks<sup>37</sup>.</li> </ol>	<p><b>AS 24.1</b> No solution specified.</p>
<p><b>PC 25 Protected Areas</b> Development is undertaken to ensure areas of significant biodiversity and habitat value are protected.</p>	<p><b>AS 25.1</b> A minimum separation distance of 100 metres is provided to protected areas as identified on <b>Map R3 – Protected Areas</b>.</p>
<p><b>PC 26 Sloping Land</b> Development is undertaken to ensure:</p> <ol style="list-style-type: none"> <li>(a) vulnerability to landslip erosion and land degradation is minimised; and</li> <li>(b) safety of persons and property is not compromised.</li> </ol>	<p><b>AS 26.1</b> Development is not undertaken on slopes greater than 15%.</p>

<sup>36</sup> One way an applicant can demonstrate compliance with PC 22.2 is to prepare a report in accordance with Planning Guidelines; Planning for Aerodromes and other Aeronautical Facilities and Australian Standards AS2021, 1993. Maps R6 and R7: Airport Obstacle Limitation Surface should also be referred to.

<sup>37</sup> Applicants should refer to the *Vegetation Management Act 1999* for further requirements

RURAL ZONE CODE Performance Criteria	Acceptable Solution
<p><b>PC 27 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 27.1</b> Development is not undertaken in bushfire hazard areas as identified as High and Medium hazard on <b>Map R4 – Bushfire Hazard Areas</b>; or</p> <p><b>AS 27.2</b> For development in areas of High or Medium bushfire hazard as identified on <b>Map R4 – Bushfire Hazard Areas</b> and on lots greater than 2,500m<sup>2</sup> buildings and structures:</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) 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>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p><b>AS 27.3</b> For development in areas of High or Medium bushfire hazard as identified on <b>Map R4 – Bushfire Hazard Areas</b>, and on lots less than or equal to 2,500m<sup>2</sup>: No solution specified.</p> <p><b>AS 27.4</b> For development in areas of High or Medium bushfire hazard as identified on <b>Map R4 – Bushfire Hazard Areas</b>, 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 28 Buildings of Significance</b> The architectural merit and precinct value of cultural heritage items listed in Schedule 10 is maintained.</p>	<p><b>AS 28.1</b> No solution specified</p>
<p><b>PC 29 Cultural Heritage</b> The significance of known places of indigenous and/or cultural heritage value is retained.</p>	<p><b>AS 29.1</b> A minimum separation distance of 20 metres is provided to known indigenous and/or cultural heritage sites.<sup>38</sup></p>
<p><b>PC 30 Character Buildings</b> Development adjacent to buildings identified as heritage or character buildings in Schedule 10 incorporates design features, materials and details that blend with the existing character.</p>	<p><b>AS 30.1</b> No solution specified.</p>
<p><b>PC 31 Residential Outbuildings</b> Rural amenity is to be maintained.</p>	<p><b>AS 31.1</b> Residential outbuildings are to be located a minimum of 15 metres from the boundary fronting the public road and a minimum of five (5) metres from any other boundary; and</p> <p><b>AS 31.2</b> The size of residential outbuildings is to be restricted to structures 8.5 metres in height and 120 square metres in floor area.</p>
<p><b>PC 32 Buffers</b> Adequate buffers are provided to protect rural residential uses from agricultural, transport and industrial activities whilst also ensuring the integrity and viability of such uses.</p>	<p><b>AS 32.1</b> No solution specified.</p>

<sup>38</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).

RURAL ZONE CODE Performance Criteria	Acceptable Solution
<b>Specific Land Uses</b>	
<b>Catteries and Kennels</b>	
<p><b>PC 33</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 33.1</b> Premises are developed on a site having an area of not less than four (4) hectares.</p> <p><b>AS 33.2</b> For kennels, the ratio of dogs per site is not greater than 10 per hectare.</p> <p><b>AS 33.3</b> For catteries, not more than 100 cats are kept on the site at any one time.</p> <p><b>AS 33.4</b> Premises comply with the following separation distances:            (a) Road frontage – 50 metres;            (b) Natural waterway – 50 metres;            (c) Side or rear boundary – 30 metres;            (d) Any dwelling on surrounding land – 400 metres;            (e) Urban land – 800 metres.</p> <p><b>AS 33.5</b> Fencing of kennels and catteries is a minimum of 1.8 metres high.</p>
<b>Commercial Premises</b>	
<p><b>PC 34 Amenity</b> The operation of commercial activities is not unduly affected by the proximity of residential dwellings.</p>	<p><b>AS 34.1</b> Commercial development adjoining land used or proposed to be used for residential purposes is to be fenced to a height of two (2) metres along common boundaries.</p>
<p><b>PC 35 Scale</b> Development is at a scale which protects the amenity of the area.</p>	<p><b>AS 35.1</b> Total use area is no more than 50% of the overall site.</p> <p><b>AS 35.2</b> The site has an area of at least 600m<sup>2</sup>.</p>
<p><b>PC 36 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 36.1</b> All lighting does not exceed 8.0 lux at 1.5 metres from beyond the site boundary.</p>
<p><b>PC 37 Landscaping</b> Landscaping is designed and established in a manner which achieves high quality frontage and contributes positively to the streetscape character.</p>	<p><b>AS 37.1</b> No solution specified.</p>

RURAL ZONE CODE Performance Criteria	Acceptable Solution
<b>Community and Recreation</b>	
<b>PC 38 Scale</b> Development is of an appropriate scale for the locality so as to ensure that local amenity is protected.	<b>AS 38.1</b> No solution specified.
<b>PC 39 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>AS 39.1</b> Buildings and structures have side boundary clearances of not less than 2.5 metres and rear boundary clearances of not less than six (6) metres from property boundaries.
<b>PC 40 Operating Hours</b> Development is operated in such a manner that ensures that the local amenity is protected.	<b>AS 40.1</b> Uses are operated between the hours of 7.00am and 8.00pm where adjoining residential land.
<b>PC 41 Landscaping</b> 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.	<b>AS 41.1</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 two (2) years of planting.  <b>AS 41.2</b> Landscaping for other community recreation uses is to occur along setbacks to a width of two (2) metres along the front boundary and one (1) metre along side and rear boundary setbacks; and  <b>AS 41.3</b> Shade trees are to be planted on edges of car parks and are to reach a mature height of at least three (3) metres within four (4) years of planting.
<b>PC 42 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 42.1</b> Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary site.
<b>Dwelling House</b>	
<b>PC 43 Height</b> The height of residential buildings is compatible with and complementary to the character of the urban environment.	<b>AS 43.1</b> The height of a dwelling house or dual occupancy does not exceed 8.5 metres from natural ground level.
<b>PC 44 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.	<b>AS 44.1</b> Residential buildings do not exceed the site coverage thresholds as follows: • Single detached dwellings - 50%; • Site coverage of outbuildings not to exceed 15% of remaining area; or  <b>AS 44.2</b> Setback is within 20% of the existing setbacks of adjoining properties; and  <b>AS 44.3</b> Boundary clearances of not less than 2.5metres and rear boundary clearance of not less than six (6) metres from property boundaries.

RURAL ZONE CODE Performance Criteria	Acceptable Solution
<b>PC 45 Density</b> The density of residential activities does not impact adversely on the residential amenity of the zone.	<b>AS 45.1 For Dwelling House:</b> No more than one (1) dwelling house per lot.
<b>Forestry</b>	
<b>PC 46 Forestry Operation</b> Forestry is established, maintained and harvested in a manner that reflects best practice management. <sup>39</sup>	<b>AS 46.1</b> No solution specified.
<b>PC 47 Amenity</b> Forestry is established, maintained and harvested in a manner that protects the amenity of the locality.	<b>AS 47.1</b> Forestry is conducted using the following minimum separation distances: <ul style="list-style-type: none"> <li>– from boundaries: 20 metres;</li> <li>– from public roads/rail: 40 metres;</li> <li>– from power lines: 15 metres.</li> </ul> <b>AS 47.2</b> Use of equipment and machinery associated with forestry is restricted to: <ul style="list-style-type: none"> <li>– Monday to Saturday 7.00am to 7.00pm</li> <li>– Sunday and Public Holidays 8.00am to 7.00pm.</li> </ul>
<b>PC 48 Environment</b> The surrounding area is protected from adverse environmental impacts. <sup>40</sup>	<b>AS 48.1</b> No solution specified.
<b>PC 49 Heavy Vehicle Routes</b> Use of heavy vehicles does not create adverse affects on the amenity of the locality.	<b>AS 49.1</b> The proposed access route to the site does not pass through residential or rural residential localities.  <b>AS49.2</b> Heavy vehicles used in forestry does not affect road network infrastructure, safety and efficiency.
<b>Home Based Business</b>	
<b>PC 50 Size</b> The development comprises only a minor portion of an existing residential premise.	<b>AS 50.1</b> The business is operated by persons residing in the dwelling; and  <b>AS 50.2</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 51 Traffic</b> The use does not generate greater traffic loads than reasonably associated with residential premises.	<b>AS 51.1</b> Provision is made for two (2) off street car parking spaces; and  <b>AS 51.2</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 51.3</b> Delivery motor vehicles visiting the premises shall be no more than four (4) tonnes in weight.

<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 9: "Environmental Management Plan Guidelines".

<b>RURAL ZONE CODE</b> <b>Performance Criteria</b>	<b>Acceptable Solution</b>
<p><b>PC 52.1 Amenity</b> The use is operated in such a way as to not disrupt the residential amenity of the area.</p> <p><b>PC 52.2 Location</b> Development must be located where there is convenient access.</p>	<p><b>AS 52.1.1</b> Delivery of goods and operating hours occurs between the hours of 7.00am and 6.00pm; and</p> <p><b>AS 52.1.2</b> The business does not display goods for sale in any window or outdoor area; and</p> <p><b>AS 52.1.3</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 1.5 metres measured to the bottom of the sign. The sign is not to be illuminated.</p> <p><b>AS 52.2</b> The site is accessed by an all weather road.</p>
<b>Host Home Accommodation</b>	
<p><b>PC 53 Amenity</b> Premises used for a Host Home activity 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 53.1</b> No more than eight (8) paying guests are accommodated at any one time; and</p> <p><b>AS 53.2</b> Signage associated with the use is restricted to a 0.5m<sup>2</sup> sign located at a height no greater than 1.5 metres measured to the bottom of the sign. The sign may only be illuminated during periods when guests are expected; and</p> <p><b>AS 53.3</b> At least two (2) off street parking spaces are provided other than those associated with the permanent residents of the dwelling.</p>
<p><b>PC 54 Length of Stay</b> Accommodation must be provided for short-term stays only.</p>	<p><b>AS 54.1</b> Visitors are accommodated for up to a maximum of 14 nights.</p>
<p><b>PC 55 Building Design</b> The Host Home establishment provides reasonable levels of privacy and convenience for both residents and guests.</p>	<p><b>AS 55.1</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 56 Location</b> Development must be located where there is convenient access.</p>	<p><b>AS 56.1</b> The site is accessed by an all weather road.</p>
<b>Industry (Low/ Medium)</b>	
<p><b>PC 57 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 57.1</b> No solution specified.</p>

RURAL ZONE CODE Performance Criteria	Acceptable Solution
<p><b>PC 58 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 58.1</b> Total use area is no more than 70% of the site; and</p> <p><b>AS 58.2</b> Buildings and structures are less than 8.5 metres in height and not more than two (2) storeys at any point above the natural ground level; and</p> <p><b>AS 58.3</b> Side boundary clearance for any building or structure is at least 100 metres from any road frontage; and</p> <p><b>AS 58.4</b> Side boundary clearance for any building or structure is at least 100 metres; and</p> <p><b>AS 58.5</b> Rear boundary clearances are at least 100 metres or more from property boundary; and</p> <p><b>AS 58.6</b> Where adjoining residential land, the setback along the common boundary is 100 metres or more.</p>
<p><b>PC 59 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.</p>	<p><b>AS 59.1</b> Landscaping is provided with a minimum width of two (2) metres along site boundaries; and</p> <p><b>AS 59.2</b> Vegetation is to have a mature height of three (3) metres within five (5) years of planting.</p> <p><b>AS 59.3</b> Ground covers should fully cover the vegetation strip within one (1) year of planting.</p>
<p><b>PC 60 Amenity</b> The amenity of residential uses adjacent to the industrial area is protected through appropriate boundary screening.</p>	<p><b>AS 60.1</b> Where the site adjoins residential uses a solid screen wall of two (2) metre height is to be erected on the boundary in addition to landscaping requirements.</p>
<p><b>PC 61 Building Orientation</b> The building is designed and orientated to be identifiable from the street.</p>	<p><b>AS 61.1</b> The office space of each building is sited and orientated towards the principal road frontage.</p>
<p><b>PC 62.1 Building and Structure Design</b> Buildings are designed and finished to a high quality appearance.</p> <p><b>PC 62.2 Location</b> Development must be located where there is convenient access.</p>	<p><b>AS 62.1</b> No solution specified.</p> <p><b>AS 62.2</b> The site is accessed by an all weather road.</p>
<b>Telecommunication Facility</b>	
<p><b>PC 63.1 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>PC 63.2 Location</b> Development must be located where there is convenient access.</p>	<p><b>AS 63.1</b> No solution specified.</p> <p><b>AS 63.2</b> The site is accessed by an all weather road.</p>

RURAL ZONE CODE Performance Criteria	Acceptable Solution
<b>Temporary Worker's Accommodation</b>	
<b>PC 64</b> The use should ensure high levels of fire safety.	<b>AS 64.1</b> No solution specified.
<b>PC 65 Road Access</b> Council road network is not unduly affected by the establishment of the camp.	<b>AS 65.1</b> Construction machinery and other vehicular traffic do not access the camp by travelling on or across the shire road network as identified on <i>Maps P Whole of Shire - Rural Zone1 and R1 State Controlled Roads</i> .
<b>PC 66 Separation Distance</b> The establishment of the camp does not unduly affect existing residential premises.	<b>AS 66.1</b> No camp is established within: <ul style="list-style-type: none"> <li>- 30 metres of existing of existing residential premises; and</li> <li>- 15 metres of a roadway.</li> </ul>
<b>PC 67.1 Amenity</b> The camp buildings, layout and construction do not substantially detract from the amenity of the neighbourhood.	<b>AS 67.1.1</b> All building's external cladding is not damaged; and <b>AS 67.1.2</b> The age of any building is no older than five (5) years; and <b>AS 67.1.3</b> The layout of the buildings is: <ul style="list-style-type: none"> <li>- located at least three (3) metres apart;</li> <li>- are sited in clusters with no more than six (6) buildings per clusters;</li> <li>- space between cluster is no less than 10 metres; and</li> <li>- buildings occupy no more than 30% of the site area.</li> </ul> <b>AS 67.1.4</b> Car parking is provided: <ul style="list-style-type: none"> <li>- on site;</li> <li>- at one (1) parking space for each bed provided in the camp, unless private transport is provided by the camp manager; and</li> <li>- which is paved with minimal dust producing materials or sealed.</li> </ul>
<b>PC 67.2 Location</b> Development must be located where there is convenient access.	<b>AS 67.2</b> The site is accessed by an all weather road.

RURAL ZONE CODE Performance Criteria	Acceptable Solution
<b>Tourist Facility</b>	
<p><b>PC 68 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>AS 68.1 For a caravan park or camping ground:</b> A minimum site area is 4,000m<sup>2</sup>.</p> <p><b>AS 68.2 For Tourist accommodation units:</b> All buildings and roofed structures do not occupy more than 40% of the site area; and</p> <p><b>AS 68.3</b> If adjacent to residential areas, all buildings have a minimum setback of six (6) metres from a road and three (3) metres from any other boundary; or</p> <p><b>AS 68.4</b> If not adjacent to residential areas, all buildings have a minimum setback of three (3) metres from each boundary of the site area.</p>
<p><b>PC 69 Amenity</b> Adequate amenity is available for individual caravan or camping sites or tourist accommodation units.</p>	<p><b>AS 69.1</b> There is not more than one (1) caravan or camping site or tourist accommodation unit for each 120m<sup>2</sup> of site area; and</p> <p><b>AS 69.2</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 70 Landscaping</b> Landscaping contributes to a pleasant and relaxing environment for visitors.</p>	<p><b>AS 70.1</b> No solution specified.</p>
<p><b>PC 71 Location</b> Development must be located where there is convenient access.</p>	<p><b>AS 71.1</b> The site is accessed by an all weather road.</p>

## **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);
- Overall outcomes of the Advertising Devices Code (section 5.2.2);
- Performance Criteria 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 Performance Criteria in section 5.2.3, complies with the Advertising Devices Code.

#### **5.2.2 Overall Outcomes 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 the Advertising Devices Code is:
  - aesthetically acceptable and does not compromise the Shire's rural image; and
  - is compatible with the site, the character of the local area, safely constructed, and does 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 FOR THE ADVERTISING DEVICES CODE

TABLE 5

Performance Criteria	Acceptable Solution
<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 six (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 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 kilometre 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 <i>Map R1 – State Controlled Roads</i>).</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>

TABLE 6

Type of Signage	Number of Signs	Maximum Dimensions
Under awning signs (signs securely fixed under a permanent awning).	One (1) per tenant	Length 2.4 metres; width 200 mm.
Fascia signs (signs painted to the fascia of the permanent awning).	One (1) 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 (1) per tenant	Length three (3) metres; depth 3 metres.
Above awning signs (signs securely fixed above a permanent awning).	One (1) per tenant	Length three (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 (1) 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 (1) per tenant	Length three (3) metres; depth 1.5 metres.
Freestanding Signs.	One (1) per tenant	Six (6) metres in height above natural ground level. Maximum area of 18m <sup>2</sup> .

### **5.3 Filling and Excavation Code**

The following provisions comprise the Filling and Excavation Code:

- Compliance with the Filling and Excavation Code (section 5.3.1);
- Overall outcomes of the Filling and Excavation Code (section 5.3.2);
- Performance Criteria 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 Performance Criteria 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; and
  - (b) avoids risk to human life and property; and
  - (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

Performance Criteria	Acceptable Solution
<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 one (1) metre in height; and</p> <p><b>AS 2.3</b> Excavation and filling is undertaken in accordance with Schedule 8: "Standards for Construction Activity".</p>
<p><b>PC 3 Drainage</b> Existing drainage or flood flows, either upstream or downstream of the site, are maintained.</p>	<p><b>AS 3.1</b> No solution specified.</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 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 5.1</b> Except for extractive industry, the total duration of filling and excavation operations does not exceed four (4) weeks.</p> <p><b>AS 5.2</b> Within or adjacent to the urban area 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>
<p><b>PC 6 Safety</b> Filling and excavation is undertaken in a safe manner with respect to adjacent and overhead electricity infrastructure.</p>	<p><b>AS 6.1</b> Filling and/or excavation under or adjacent to electricity infrastructure items is not undertaken.</p>
<p><b>PC 7 Infrastructure</b> That public infrastructure items and works are protected from adverse impacts by excavation and/or filling work.</p>	<p><b>AS 7.1</b> No solution specified.</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);
- Overall Outcomes of the Reconfiguring a Lot Code (section 5.4.2);
- Performance Criteria 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 Performance Criteria in section 5.4.3, complies with the Reconfiguring 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 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 OUTCOMES

TABLE 8

Performance Criteria	Acceptable Solution
<b>Rural Zone - Minimum Lot Size</b>	
<p><b>PC 1 Minimum Lot Size</b> The reconfiguring of lots within the Rural Zone ensures the continued ongoing viability of primary production.<sup>41</sup></p>	<p><b>AS 1.1</b> For land shown on <i>Map R2 – Good Quality Agricultural Land</i> as Good Quality Agricultural Land: All lots have a minimum area of 300 hectares; or</p> <p><b>AS 1.2</b> For land on <i>Map R2 – Good Quality Agricultural Land</i> NOT shown as Good Quality Agricultural Land: All lots have a minimum area of 600 hectares; and</p> <p><b>AS 1.3</b> For lots specifically for bore water supply for lots: All lots have a minimum lot size of one (1) hectare;</p> <p><b>AS 1.4</b> All lots have a minimum width to depth ratio of 1:5.</p>
<b>Town Zone – Minimum Lot size</b>	
<p><b>PC 2 Minimum Lot Size</b> The reconfiguration of lots within the Town Zone are of a sufficient and practical size to accommodate the particular use within the precinct, whilst ensuring it is consistent with the local character and allows for effluent disposal.</p>	<p><b>AS 2.1 Dwelling House</b> lots in the <b>Residential Precinct</b> have: (a) a minimum area of 600m<sup>2</sup>; (b) a minimum frontage of 20m<sup>2</sup>; and (c) a minimum width to depth ratio of 1:5.</p> <p><b>AS 2.2 Dual Occupancy</b> lots have: (a) a minimum area of 1,000m<sup>2</sup>; (b) a minimum frontage of 20 metres; and (c) a minimum width to depth ratio of 1:5.</p> <p><b>AS 2.3 Commercial Precinct</b> lots have: (a) a minimum area of 600m<sup>2</sup> and (b) a minimum frontage of 18 metres.</p> <p><b>AS 2.4 Industrial Precinct</b> lots have: (a) a minimum area of 600m<sup>2</sup>; and (b) a minimum frontage of 18 metres.</p> <p><b>AS 2.5 Open Space and Recreation Precinct</b> No solution specified.</p> <p><b>AS 2.6 Rural Residential Precinct</b> lots have: (a) a minimum area of 4,000m<sup>2</sup> and a maximum area of two (2) hectares; (b) a minimum frontage of 65 metres; and (c) a minimum width to depth ration of 1:5.</p>

<sup>41</sup> Where lot sizes are proposed below 300 hectares in an area identified as Good Quality Agricultural Land on *Map R2 – Good Quality Agricultural Land*, the applicant must demonstrate compliance with PC1 by preparing a study in accordance with the requirements of State Planning Policy 1/92 – The Development and Conservation of Agricultural Land and the Planning Guidelines: The Identification of Good Quality Agricultural Land.

Performance Criteria	Acceptable Solution
<b>All Zones</b>	
<p><b>PC 3 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>	<b>AS 3.1</b> No solution specified.
<p><b>PC 4 Siting of Buildings and Structures</b> Lot size, layout and design ensures future 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>	<b>AS 4.1</b> No solution specified.
<p><b>PC 5 Electricity Transmission Line Easement</b> Lot layout and design adjoining an Electricity transmission line easement promotes community safety and well being.</p>	<b>AS 5.1</b> Lot layout design is in accordance with Schedule 3: "Powerline/Electricity Easements".
<p><b>PC 6 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>	<b>AS 6.1</b> Street lighting is designed and constructed in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".
<p><b>PC 7 Water Supply</b> Each lot has an adequate volume and supply of water, which is also adequate for fire fighting purposes<sup>42</sup>.</p>	<b>AS 7.1</b> Each lot is connected to Council's reticulated water supply system in accordance with Schedule 4: "Standards for Water Supply".
<p><b>PC 8 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>	<b>AS 8.1</b> Each lot is connected to Council's reticulated sewerage system in accordance with Schedule 4: "Standards for Water Supply".
<p><b>PC 9 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> </ul>	<b>AS 9.1</b> Stormwater is collected and discharged in accordance with Schedule 7: "Standards for Stormwater Drainage".

<sup>42</sup> This cannot include a water allocation from the Queensland Government

Performance Criteria	Acceptable Solution
<p><b>PC 10 Electricity</b> Each lot is provided with an adequate supply of electricity.</p>	<p><b>AS 10.1</b> Each lot is connected to the reticulated electricity supply.</p>
<p><b>PC 11 Vehicle Access</b> Vehicle access is provided to each lot to ensure safe and functional operation for motorists and pedestrians.</p>	<p><b>AS 11.1</b> Each lot has vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 2: “Standards for Roads, Car Parking, Access and Manoeuvring Areas” and in areas zoned 'Rural' Schedule 2A - Standards for Rural Roads and Access Areas shall also apply</p>
<p><b>PC 12 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 12.1</b> Roads are designed and constructed in accordance with Schedule 2: “Standards for Roads, Car Parking, Access and Manoeuvring Areas” and in areas zoned 'Rural' Schedule 2A - Standards for Rural Roads and Access Areas shall also apply.</p> <p><b>AS 12.2</b> For lots in high and medium bushfire hazard areas as identified on <b>Map R4 – Bushfire Hazard Areas</b>: Roads, firebreaks and fire maintenance trails are designed in accordance with Schedule 12: “Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails”.</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 Excavation and Filling</b> Excavating or filling of land: (a) ensures safety and amenity for each lot and for land in close proximity; (b) minimises soil erosion; and (c) limits detrimental impacts on water quality.</p>	<p><b>AS 14.1</b> Excavation or filling is undertaken in a accordance with Schedule 8: “Standards for Construction Activities”.</p>
<p><b>PC 15 Construction Activities</b> Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p><b>AS 15.1</b> During construction, soil erosion and sediment is controlled in accordance with Schedule 8: “Standards for Construction Activity”.</p>
<p><b>PC 16 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 16.1</b> Reconfiguring a lot is not undertaken in Bushfire Hazard areas as identified as High or Medium Hazard on <b>Map R4 – Bushfire Hazard Areas</b>.</p>

## 2.0 PART 6 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
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:

- (i) Child Care Centre;
- (ii) Home-Based Business – providing home based child care service; and
- (iii) 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:

- (i) Catering Shop;
- (ii) Commercial premises;
- (iii) Hotel;
- (iv) Professional office;
- (v) Shop; and
- (vi) Tourist Facility.

**"Community Use"** means use of premises for the provisions of cultural, social or community services, e.g. 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:

- (i) Child Care centre;
- (ii) Educational Establishment;
- (iii) Place of Worship; and
- (iv) Public utility.

**"Council"** means the Council of the Shire of Bungil.

**"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(1) 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 106(1) of the *Local Government Act 1993*, or mining within the meaning of the *Mineral Resources Act 1989*. *Transport Infrastructure Act* – extraction of material from roadway.

**"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 (2) 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 premises used for any of the following purposes or any like purpose:

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 <i>Liquor Act 1992</i>
Cinema	School of art
Circus (indoor)	Side show (indoor)
Club (non-residential)	Skating rink (indoor)
Concert hall	Squash court
Court (covered)	Stadium (indoor)
Covered swimming pool	Theatre (indoor)
Entertainment machines (more than two (2))	
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 out 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:

- (i) 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
- (ii) 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:

- (i) 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;
- (ii) are likely to generate noise greater than Labg.T +5db(A) at any boundary of the site; or
- (iii) require a licence under the Building (Flammable and Combustible Liquids) Regulation and are within 200 metres 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>43</sup>; and/or
- b. are temporarily held pending transportation or marketing.

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

- (i) Aquaculture;
- (ii) Dairy;
- (iii) Commercial Livestock Dip;
- (iv) Cattle Feed Lot;
- (v) Piggery;
- (vi) Stable;
- (vii) Cattery;
- (viii) Kennel;
- (ix) Commercial Stockyard.

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

**“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>43</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% of the total area of land proposed to be subdivided.

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

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

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

- (i) Indoor Sport; and
- (ii) 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 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, designing, 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 Telecommunication facility.

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

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

- (i) Accommodation Units;
- (ii) Host Home Accommodation;
- (iii) Caretakers Residence;
- (iv) Dwelling House;
- (v) Home – Based Business; and
- (vi) 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 (1) 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 engine, 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:
  - (a) the sale by retail of petroleum products, automotive parts and accessories and goods for the comfort and convenience of travellers; and
  - (b) 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 250m<sup>2</sup> and comprising one (1) 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 250m<sup>2</sup> 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 one (1) hectare in area; or
- (ii) The erection and use of any building or other structure of a gross floor area exceeding 4,000 m<sup>2</sup>.

**“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 (1) lot, or parcel of land;
- (ii) only part of one (1) lot;
- (iii) more than one (1) lot where each lot is contiguous with the other or another lot;
- (iv) jointly 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:

- (i) the work of administration or accounting; and
- (ii) 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.

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

**“Temporary Accommodation”** means an approved<sup>44</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.

<sup>44</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</b> Minimum	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  Traffic islands Kerb connectors required at subdivisional stage.	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 m 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
<b>Minimum Pavement Depths</b>	300 mm (240 mm allowed in some limited areas)	300 mm	300 mm	300 mm

Description	Local Access Place / Access Street	Local Collector Street	Local Industrial Street	Trunk Collector / Arterial
<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> (e.g.: 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 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.
Water Reticulation: Required Alignment Sewerage Reticulation: Required Alignment	Yes 1.8 – 2.7 m  Yes (Explanation 7)	Yes 1.8 – 2.7 m  Yes (Explanation 7)	Yes 1.8 – 2.7 m  Yes (Explanation 7)	Yes 1.8 – 2.7 m  Yes (Explanation 7)

Description	Local Access Place / Access Street	Local Collector Street	Local Industrial Street	Trunk Collector / Arterial
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

1. The required design standard is to be discussed with Council.
2. 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 (e.g.: fences).
3. For rural residential subdivision where no kerb and channel is provided, the width of the sealed carriageway required is seven (7) metres.
4. In accordance with the relevant section of Queensland Streets.
5. Two coats primer seal 14 mm & 7 mm aggregate. (check aggregate)
6. If overhead power exists along the frontage of the subdivision, it may remain. Poles may require relocation for street lighting requirements.
7. Generally provided within the lot two (2) metres from property alignment.
8. 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%.
9. 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 10.0 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	1.0 space for each site, plus 1.0 car washing bay for each 10 relocatable home and caravan sites.	HRV
Catering Shop	1.0 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	1.0 space for each 30m <sup>2</sup> or part thereof of GFA.	SRV
Dual Occupancy	0.7 spaces per bedroom.	-
Dwelling House	1.0 space.	-
Educational Establishment	1.0 space for each staff member plus either 1.0 space for each 20 students for a secondary school or 1.0 space for each 10.0 students for a tertiary education facility.	SRV
Health Care Premises	1.0 space for each 30m <sup>2</sup> of part thereof of GFA.	-

Purpose	Minimum Number of Car Parking Spaces	Minimum Service Vehicle Provision
Home-Based Business	In addition to that required for the Dwelling House - 1.0 space; or - 2.0 spaces where an employee is engaged.	-
Host Home Accommodation	1.0 space per guest sleeping room.	-
Hotel	1.0 space for each 30m <sup>2</sup> or part thereof of non-residential GFA plus 1.0 space for each dwelling and rooming unit.	AV
Indoor Entertainment	1.0 space for each 20m <sup>2</sup> or part thereof of GFA or 1.0 space per four (4) users or visitors whichever is greater.  Plus, 1.0 bus parking space (minimum dimensions as specified).	SRV
Industry	1.0 space for each 2.5 employees or 1.0 space for each 100m <sup>2</sup> or part thereof of GFA, or 2.0 spaces, whichever is greater OR Where a service trade activity: 1.0 space for each 20m <sup>2</sup> or part thereof or retail GFA plus 1.0 space for each 50m <sup>2</sup> or part thereof of other GFA.	AV where the site has an area of not less than 2,000m <sup>2</sup> . HRV otherwise.
Miscellaneous Use	As determined by Council.	-
Motel	1.0 space for each unit, plus 1.0 space for a resident manager, plus 1.0 space per 30m <sup>2</sup> GFA of dining area that the motel might have.  Plus, 1.0 bus parking space (minimum dimensions as specified).	SRV
Outdoor Entertainment	4.0 spaces per playing court, plus 30.0 parking spaces for a bowling green, plus 25.0 spaces per hockey, football or cricket field, plus 1.0 space for every 40m <sup>2</sup> of public swimming pool area.  Plus, 1.0 bus parking space (minimum dimensions as specified).	-
Professional Office	1.0 car space per 30m <sup>2</sup> of gross floor area.	N/A
Service Station	4.0 spaces for each service bay plus 1.0 space for each 30m <sup>2</sup> or part thereof of GFA of any shop component of the use.	AV
Shop	1.0 space for each 20m <sup>2</sup> or part thereof of GFA.  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: <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 within the median strip contained within the extension of the property boundary.</li> </ul> Plus, 1.0 bus parking space (minimum dimensions as specified) where part of a shopping centre.	AV where part of a shopping centre, SRV otherwise.
Showroom	1.0 space for each 50m <sup>2</sup> or part thereof of GFA.	HRV
Transport Depot	0.6 spaces for each truck in the fleet plus 1.0 space for each 150m <sup>2</sup> of GFA.  Plus, 1.0 bus parking space (dimensions as specified).	AV

Purpose	Minimum Number of Car Parking Spaces	Minimum Service Vehicle Provision
Warehouse	1.0 space for each 50m <sup>2</sup> or part thereof of office GFA plus 1.0 space for each 150m <sup>2</sup> or part thereof of other GFA.	AV where the site has an area of not less than 2,000m <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 2A - Standards for Rural Roads and Access Areas**

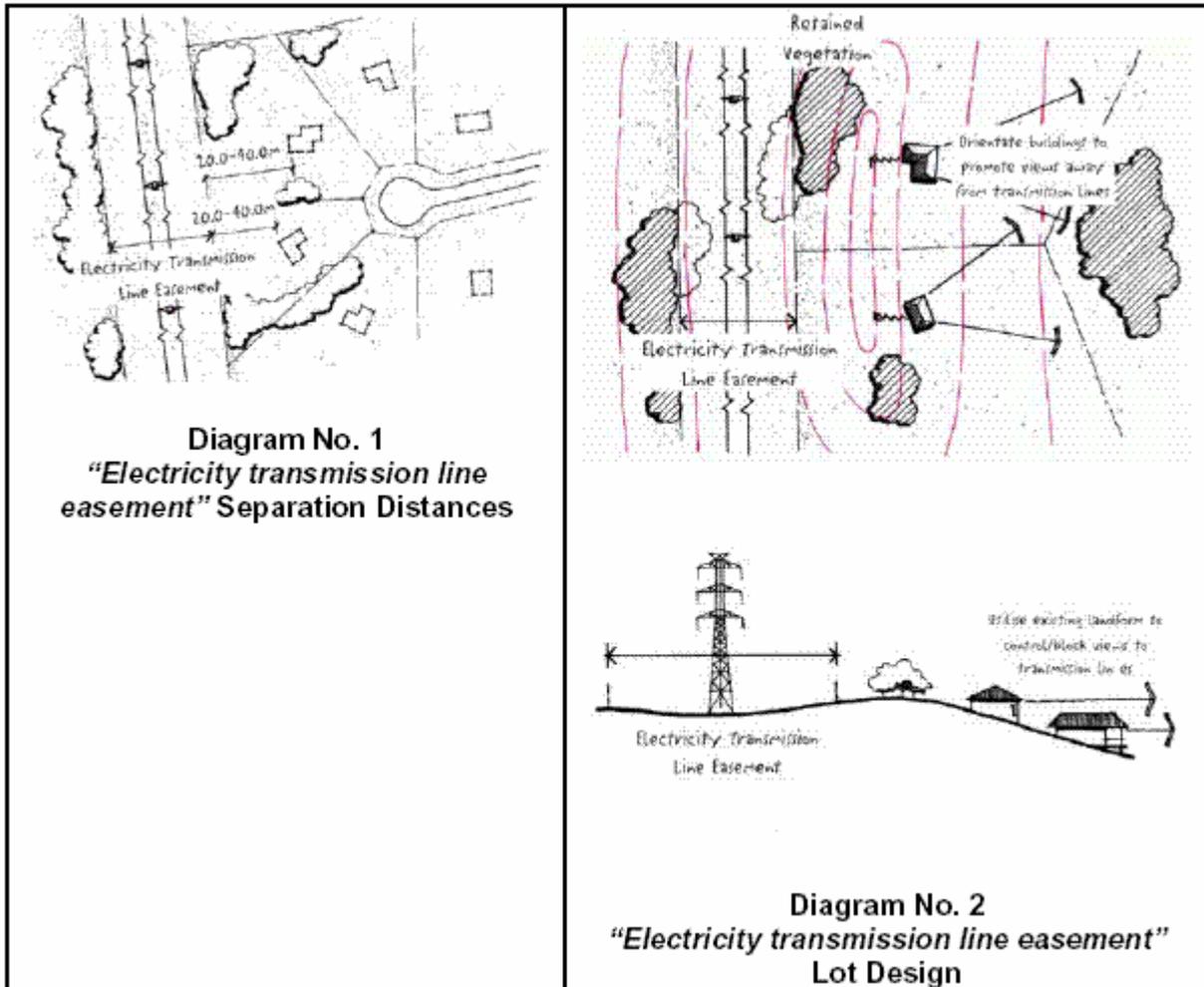
In the absence of a Priority Infrastructure Plan, prepared under the *Integrated Planning Act 1997*, the standards for rural roads shall be determined by the Shire Engineer bearing in mind PC 11 and PC 12 of the Reconfiguration of a Lot Code.

**Schedule 3 - Powerline/Electricity Easements**

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

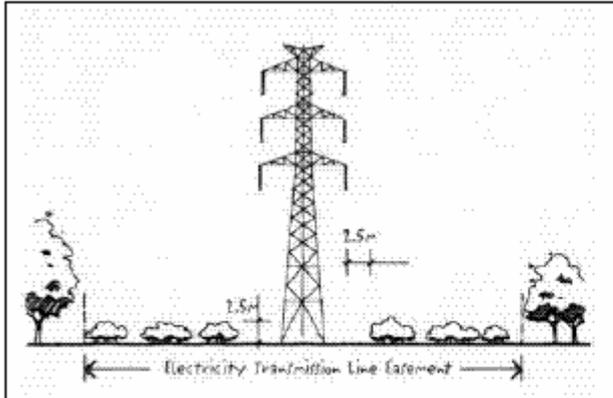
Separation to Powerline/Electricity Easements in accordance with the following distances:

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

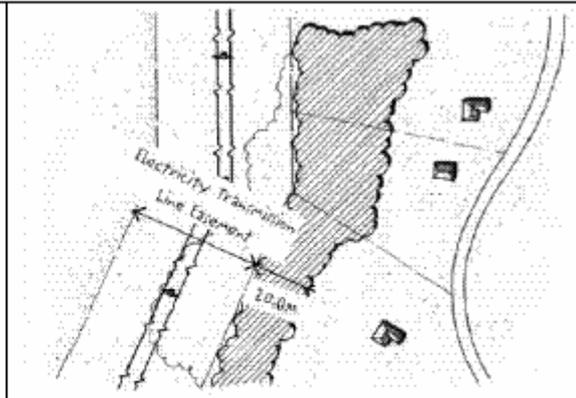


## 2. Powerline/Electricity Easements – Vegetation and Vegetated Buffers

Vegetation and Vegetated Buffers in accordance with the following:



**Diagram No. 3**  
**“Electricity transmission line easement”**  
**Vegetation**



**Diagram No. 4**  
**“Electricity transmission line**  
**easement” Vegetated Buffer**

**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.

**Schedule 5 - Separation Distances for Extractive Industries**

Separation distances to extractive industries (blasting and non blasting) are as follows:

<b>Extractive Industry Type</b>	<b>Separation Distance (metres)</b>
Blasting	1,000
Non-blasting	200

**Schedule 6 - 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 AS1547.2000

On-Site Sewerage Facilities Guidelines for Effluent Quality DNRM.

**Schedule 7 - 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 8 - 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 9 - 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 metres should be provided for each soil identified. The soil analysis should include the following:

- Electrical Conductivity (10 cm increments);
- pH (10cm increment);
- Chloride (10 cm 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) **Stormwater 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.
- 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 water tables 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 metres 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 and liquid waste disposal.

(m) **Flooding**

Analyse inundation problems and propose 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 (1) 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.

(q) **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 be managed by the landholder 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 (1) 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.

**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 e.g. 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 10 - Historic Cultural Places**

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

<b>PLACE ID</b>	<b>PLACE NAME</b>	<b>STREET ADDRESS</b>	<b>TOWN/SUBUR B</b>	<b>STATUS</b>
0	Blyth Creek Bridge – Blythedale		Bungil	Reported
0	Muckadilla Railway Complex and Bore Site		Muckadilla	Reported

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.

**Schedule 11 - 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) and the Roma Town Council Local Government boundary	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 1,000	2,500	200	50	800	100
	1,001-5,000	3,500	200	50	1,000	200
	5,001-10,000	5,000	200	50	1,500	200
	>10,000	8,000	200	50	2,000	200
Poultry Farm	Up to 1,000	2,000	80	40	800	100
	1,001-10,000	4,000	120	40	1,000	100
	>10,000	5,000	140	40	2,000	100
Lot Feeding (Cattle: Standard Cattle Units)	Up to 500	2,000	200	100	700	100
	501-5,000	6,000	200	130	1,500	200
	5,001-10,000	8,000	200	130	2,000	200
	>10,000	15,000	200	130	2,500	200
Sheep/Goats	Up to 500	1,000	150	100	800	100
	501-1,500	3,000	150	100	800	150
	1,501-10,000	4,000	200	130	1,000	200
	>10,000	7,000	200	130	2,000	200
Other	All	1,000	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 1,000	800
	1,001-5,000	1,000
	5,001-10,000	1,500
	>1,0000	2,000
Poultry Farm	Up to 1,000	800
	1,001-10,000	1,000
	>10,000	2,000
Lot Feeding (Cattle: Standard Cattle Units)	Up to 500	700
	501-5,000	1,500
	5,001-10,000	2,000
	>10,000	2,500
Sheep/Goats	Up to 500	800
	501-1,500	800
	1,501-10,000	1,000
	>10,000	2,000
Other	All	700

**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-sacs 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 six (6) 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 six (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.

## PART 7 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>45</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.

##### 2.2 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.

##### 2.3 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.

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<sup>45</sup> An information request may be made pursuant to section 3.3.6 of IPA

**2.4 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;
  - anticipated car parking requirements; and
  - the extent of car parking, vehicle manoeuvring areas, crossover/access details; loading/unloading areas, service areas.

**2.7 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.

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

**2.11 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; and
  - Details of any proposed remedial plans, applicable to the proposal, to achieve water quality objectives.

**2.12 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;
  - Location of evacuation routes and/or safety zones; and
  - 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;
  - Any other specific measures such external sprinkler systems and alarms; and
  - 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 (DNRW).
- Australian Standard 2885: Pipelines - Gas and Liquid Petroleum.

## 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.