



Planning

Scheme

2006



INTEGRATED PLANNING ACT

PLANNING SCHEME FOR ROMA TOWN COUNCIL AREA

Adoption

The local government of Roma Town adopted this planning scheme on 22 November 2006.

Commencement

The Planning Scheme took effect on 24 November 2006

State Planning Policies

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

1. State Planning Policy 1/92 – Development and Conservation of Agricultural Land; and
2. State Planning Policy 1/02 - Development in the Vicinity of Certain Airports and Aviation Facilities.
3. State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide, except for Flood assessment provisions

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.

This is to certify that this is a true and correct copy to the Roma Town Planning Scheme adopted on 22 November 2006 and commenced on 24 November 2006.

Signed

Ronald Moffatt
Chief Executive Officer

Dated:

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Planning Scheme Maps

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- R1 State Controlled Roads
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- R5 Obstacle Limitation Plan – Roma Airport
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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 Town of Roma has prepared this planning scheme as a framework for managing development in a way that advances the purpose of the IPA¹ 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 IDAS² and must be read together with the IPA.

¹ 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).

² 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 development will be located in the Residential Zone clear of the flood inundated area of the 1 in 100 year event.
- (2) Lot size will be a minimum of 800m² with a range of lot sizes from 800m² with an average of 1000m².
- (3) Rural Residential development with a minimum lot size of 1 hectare will be allowed in the Rural Residential Zone and connected to the town water supply. Where connection is available to the town sewerage scheme the minimum size can be reduced to 5000m².
- (4) Industrial Development will be allowed in the Industrial Zone with location assessed on the nature and extent of the Industry.
- (5) Commercial Development is to be located in the Commercial Zone (Central Business District) with the inner core the location of the more intensive uses.
- (6) Recreation uses are primarily located in the Recreation Zone and are intended to be linked as far as is possible with cycleways.
- (7) 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.
- (8) Building and other works meet basic standards for health, safety and amenity.

1.5 Area Maps

Maps in the appendices represent the broad settlement pattern intended for the local government area.

Division 3 – Planning Scheme Structural Elements

1.6 Local government area divided into two areas

- (1) The planning scheme divides the local government area into two areas that cover the entire local government area –
 - (a) The Urban Area identified on Planning Scheme Maps (***P2 to P5 Urban Area Maps***)
 - (b) The Rural Area identified on Planning Scheme Maps (***P1 Town Map***)
- (2) The Urban Area incorporates preferred use areas shown as Zones on planning Scheme Maps P2 to P5.
 - (a) Urban Area
 - Residential Zone;
 - Commercial Zone;
 - Industrial Zone;
 - Rural Residential Zone;
 - Special Uses Zone; and
 - Open Space and Recreation Zone.
 - (b) Rural Area

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 an area on the Area maps, the following applies:
 - (a) If the road, watercourse or reclaimed land is adjoined on both sides by land in the same area – the road, watercourse or reclaimed land has the same Area as the adjoining land;
 - (b) If the road, watercourse or reclaimed land is adjoined on one side by land in an area and adjoined on the other side by land in another area – the road, watercourse or reclaimed land has the same Area as the adjoining land and the centreline of the road, watercourse or reclaimed land is the boundary between the two areas;
 - (c) If the road, watercourse or reclaimed land is adjoined on one side only by land in an area – the entire road, watercourse or reclaimed land has the same Area as the adjoining Area land;
- (2) If a road in the Town is now shown as being covered by a preferred use area on the Area maps, subsection (1) applies as if the preferred use area were an area;
- (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 Areas identify development that is assessable, self assessable or exempt under the planning scheme as follows:
 - (a) Part 4 – Division 2 - Tables 1 and 2
 - (b) Part 4 – Division 3 – Tables 1 and 2
- (2) The assessment tables also identify assessment development under the planning scheme that is code assessable or impact assessable;

1.9 Types and names of codes

- (1) There are codes for:
 - (a) Each area; and
 - (b) Development for a stated type.
- (2) The codes are the following:
 - (i) Area:
 - (a) Urban Area Code; and
 - (b) Rural Area Code;
 - (ii) Stated Type:
 - (a) Advertising Devices Code;
 - (b) Filling and Excavation Code;
 - (c) Reconfiguring a Lot Code;

1.10 Codes applicable to ongoing use

A code that is applicable to material change of use is also applicable to the ongoing use that results from that change³.

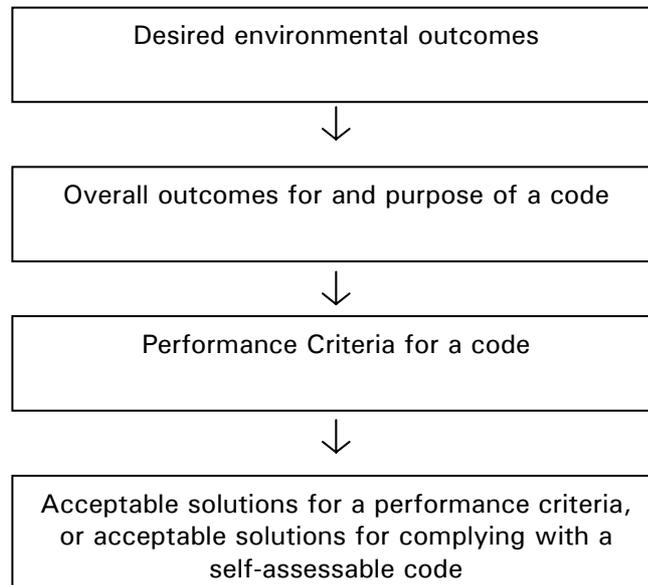
1.11 Planning scheme seeks to achieve outcomes

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;

³ 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.

- (c) Performance Criteria for a code;
- (d) Acceptable Solutions for a Performance Criteria, 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 Roma:
 - (i) Development that is made exempt pursuant to Schedule 9 of IPA³;
 - (ii) Land designated for community infrastructure – exempt development pursuant to IPA;
 - (iii) Development involving the supply of road transport infrastructure in existing roads;⁴
 - (iv) Development involving Railway activities in existing rail corridors;
 - (v) Development involving water cycle management infrastructure, including infrastructure for water supply, sewerage, collecting water, treating water, stream managing, disposing of waters and flood mitigation, but excluding water supply and sewerage treatment plants;

³ 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.

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

- (vi) Development involving the reticulation and distribution of electricity in: existing electricity easements, existing electricity corridors, or roads;
- (vii) Development involving the reticulation and distribution of gas in existing gas easements, existing gas corridors or roads;
- (viii) Development involving the reticulation and distribution of telecommunications, where collocated with existing mobile telecommunications facilities;
- (ix) Development for the purpose of a park;
- (x) Building work being demolition; and
- (xi) Operational work other than excavation and filling.

1.13 Self Assessable Development

- (a) The following development is self assessable development within the local government area of Roma:
 - (i) development identified as self assessable in Schedule 8 (Part 2) of IPA⁵;
 - (ii) development identified as self assessable in the table of assessment for each Area;
- (b) Where development is identified as self assessable it:
 - (i) requires no development application; and
 - (ii) must comply with applicable code provisions whilst the development, including the use component thereof continues.
- (c) For self assessable development⁶:
 - (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.

1.14 Code Assessable Development

- (a) Development identified as code assessable in the table of assessment for each Area is subject to code assessment.
- (b) Where development is identified as code assessment it:
 - (i) requires a development application and development permit before development can start; and
 - (ii) is assessed against applicable codes.
- (c) For code assessment:
 - (i) the code is the purpose, performance criteria and the acceptable solutions; and

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

⁶ 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.

- (ii) acceptable solutions are probable solutions and are one way of achieving compliance with the performance criteria.

Each of the planning scheme codes contains the following elements:

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

1.15 Impact Assessable

- (a) Development identified as impact assessable in the table of assessment for each Area is subject to impact assessment.
- (b) Where development is identified as impact assessable it:
- (i) requires a development application and development permit before development can start; and
 - (ii) is assessed against the whole Scheme, including relevant codes⁷.

1.16 Acceptable solutions for code assessable development

An acceptable solution for a performance criteria provides a guide for achieving that criteria in whole or in part, and does not limit the assessment manager's discretion under the IPA⁸ to impose conditions on a development approval.

⁷ 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.

⁸ 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.

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 Roma Town Planning Scheme Explanatory Notes⁹ are declared to be extrinsic material under the Statutory Instrument Act 1992, section 15 that assist interpretation of provisions of this planning scheme¹⁰

⁹ 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.

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

PART 3 – 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 other desired environmental outcomes.
- (3) The desired environmental outcomes for the local government area are as follows:
 - (a) **Environment**
 - a. The areas of high scenic amenity, remnant vegetation, wetlands, fauna habitats and wildlife corridors and regionally significant open space in the town are protected.
 - b. Places, areas or sites identified as being susceptible to land degradation, including contamination, erosion, salinity and landslip, are protected and further degradation is minimised.
 - c. Ecological sustainability is achieved by maintaining and improving biodiversity, water and air quality.
 - d. Places of historical and indigenous cultural heritage and social significance are protected, maintained and enhanced.
 - (b) **Economic**
 - a. Business and commercial development shall be located within the Commercial Zone to promote and strengthen the existing central Business District
 - b. The Central Business District (CBD) or inner core of the commercial Zone is intended to contain the more intensive commercial uses. Entertainment facilities and tourist accommodation will also be favoured within and adjacent to the CBD to provide a central focus of activity and promote vitality after office hours.
 - c. Beautification and improved parking facilities will enhance the efficiency, attractions and vitality of the Town CBD.
 - d. Tourism will be promoted with significant economic and social benefits to the town as a regional centre with close association with the oil and gas industry and the proximity of the Carnarvon National Park.
 - e. Industry, business and employment opportunities are improved and appropriately located to service the community and region, and encourage economic activity within the local area.
 - (c) **Community Well-Being & Lifestyle**
 - 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.

- b. Infrastructure networks such as road and rail, water cycle and electricity infrastructure are protected from encroachment by sensitive land uses which may adversely affect or limit the normal operation of that infrastructure.
- c. Rural residential and urban residential development occurs in distinct localities that provide a sense of community, amenity, services, and a safe, affordable living environment, whilst maintaining the rural amenity of the Town Area.
- d. The adverse effects from natural and other hazards, including bushfires are minimised.
- e. The range of housing types, services and facilities meets the needs of the community and other uses.
- f. Community well being is not compromised by inappropriate development that impacts upon noise levels, traffic volume, lighting levels, local amenity.

PART 4 – AREAS

Division 1 – Assessment Tables for Each Area

4.1 Assessment categories for Each Area

The assessment categories¹¹ are identified for development in each Area in column 2 of Tables 1 and 2 as follows:

- (a) Table 1 and 3 – making a material change of use¹² for a defined use or another use in a defined use class, listed in column 1;
- (b) Table 2 and 4 – other development¹³ listed in column 1 including:
 - (i) Carrying out building work not associated with a material change of use;
 - (ii) Placing an advertising device on premises not associated with a material change of use;
 - (iii) Reconfiguring a lot;
 - (iv) Carrying out operational work for reconfiguring a lot;
 - (v) Carrying out operational work for excavating and/or filling not associated with reconfiguring a lot or a material change of use.

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

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

¹¹ Information about assessment categories is provided in the Roma Town Planning Scheme Users Guide.

¹² Works associated with an application for a material change of use may be assessed together with the material change of use. Also see Roma Town Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

¹³ See Roma Town Scheme Explanatory Notes (Part 2) giving examples that explain the type of development involved in different proposals.

Division 2 – Assessment Tables for Urban Area

URBAN AREA
ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR ALL ZONES
MAKING A MATERIAL CHANGE OF USE

TABLE 1

Column 1 Defined use or use class ¹⁴	Column 2 Assessment Category	Column 3 Relevant assessment criteria
EXEMPT USES FOR THE URBAN AREA		
Exempt uses are listed in Part 1, Division 3, 1.12(1) of this scheme.		
SELF ASSESSABLE AND ASSESSABLE DEVELOPMENT FOR THE TOWN AREA		
Caretakers Residence	Code Assessable in the Industrial and Commercial Zone.	Urban Area Code
Commercial Premises	Code Assessable in the Commercial Zone.	Urban Area Code Advertising Devices Code.
Community Use	Code Assessable in all Zones	Urban Area Code Advertising Devices Code
Dwelling House	Self Assessable in the Residential Zone and Rural Residential Zone.	Urban Area Code
Home Based Business	Impact Assessable in Residential Zone and Rural Residential Zone.	Urban Area Code
Host Home Accommodation (Bed & Breakfast)	Impact Assessable in Residential Zone and Rural Residential Zone.	Urban Area Code
Industry	Code Assessable in Industrial Zone	Urban Area Code Advertising Devices Code.
Shop	Impact Assessable in the residential and rural residential Zones Code Assessable in all other Zones.	Urban Area Code Advertising devices code
Telecommunication Facility	Code Assessable in all Zones.	Urban Area Code
Retail Showroom	Code Assessable in Industrial Zone	Urban Area Code
ALL OTHER USES		
All other uses whether defined or not	Impact Assessable	

¹⁴ See Schedule 1 - Dictionary

**URBAN AREA
ASSESSMENT CATEGORIES AND APPLICABLE CODES FOR ALL ZONES
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 ¹⁵	Self Assessable ¹⁶ – if undertaking building works associated with existing buildings on the site	Urban Area Code
Placing an advertising sign or hoarding on premises not associated with a material change of use	Self Assessable if an advertising sign otherwise, Code Assessable	Advertising Devices Code
Reconfiguring a lot ¹⁷	Code Assessable	Reconfiguring a Lot Code
Carrying out operational work for reconfiguring a lot	Code Assessable 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	Exempt where the extent of cut does not exceed 50 m ³ or extent of fill does not exceed 50 m ³ ; or Code Assessable where the extent of cut exceeds 50m ³ or extent of fill exceeds 50 m ³	If Code Assessable – Filling and Excavation Code
ALL OTHER USES		
Other	Exempt	

¹⁵ See Roma Town Planning Scheme User's Guide for examples that explain the type of development involved in different proposals.

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

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

Overall Outcomes for Urban Area Code

- (1) The overall outcomes are the purpose of the Urban Area Code;
- (2) The overall outcomes sought for the Urban Area are the following:
 - (a) Roma is a focus for a range of business, industrial, tourist, community and recreational activity in the local government area;
 - (b) Business and commercial development is located primarily in the CBD to provide central and accessible services to the local government area;
 - (c) The residential and heritage character and amenity of the Urban Area is retained;
 - (d) Safe and convenient access for pedestrians and cyclists is maintained and enhanced;
 - (e) Residential (including Rural Residential) development occurs where there is no adverse impact on Good Quality Agricultural Land;
 - (f) Residential development is buffered from the existing and proposed road and rail corridors to minimise any detrimental impact;
 - (g) Residential development accommodates a range of housing types and allotment sizes, and provides a safe and pleasant living environment, with adequate access to community services and is located in the residential preferred areas shown on the Urban Area Maps in the appendices;
 - (h) The expansion of residential development occurs in areas where it is most cost effective to supply physical infrastructure, such as water, sewerage, roads and electricity;
 - (i) Efficient and equitable access to social infrastructure, such as schools, neighbourhood shopping, community services, public transport services, and parks are provided in residential areas;
 - (j) Industrial development is located in the Industrial Zone of the town (see maps in appendices);
 - (k) Impacts of industrial uses are required to be within acceptable limits and uses are undertaken in sustainable manner consistent with the amenity and character of the area concerned;
 - (l) Small scale business, community and emergency services are provided for the needs of the local community;
 - (m) All Areas other than the Commercial Zone are protected from shopping centre and other forms of commercial development.

Urban Area Code

Performance Criteria	Acceptable Solution
A. For all of the Town Area	
Infrastructure	
PC 1 Electricity Premises are provided with a supply of electricity adequate for the activity.	AS 1.1 Premises have an underground reticulated supply of electricity.
PC 2 Water supply Premises are provided with an adequate volume and supply of water for the activity.	AS 2.1 Premises are connected to Council's reticulated water system and have a rain water tank connected to the premises with a minimum capacity of 3 000 litres; and AS 2.2 Premises are connected to Council's reticulated water system by means of a pipeline of less than 100 mm diameter and have a rain water tank connected to the premises with a minimum capacity of 20 000 litres; or AS 2.3 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.
PC 3 Effluent disposal To ensure that public health and environmental values are preserved, all premises provide for the treatment and disposal of effluent and other waste water.	AS 3.1 The premises are connected to the Council's reticulated sewerage system; or AS 3.2 Premises have on - site effluent disposal systems designed in accordance with Schedule 5: "Standards for Sewerage Supply"
PC 4 Stormwater/Inter-allotment Drainage Stormwater is collected and discharged so as to: (a) protect the stability of buildings or the use adjacent land; (b) prevent the waterlogging of nearby land; and (c) protect and maintain environmental values.	AS 4.1 Stormwater/inter-allotment drainage is collected and discharged in accordance with Schedule 6: "Standards for Stormwater Drainage".
PC 5 Vehicle Access Vehicle access is provided to a standard appropriate for the use.	AS 5.1 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 Access and Manoeuvring Areas".
PC 6 Density The density of residential activities does not impact adversely on the residential amenity of the town.	For Dwelling House : AS 6.1 No more than 1(one) dwelling house per lot.
PC 7 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the use whilst ensuring both safe and functional operation for motorists and pedestrians.	AS 7.1 All uses provide vehicle parking in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".

Performance Criteria	Acceptable Solution
	<p>AS 7.2 All service vehicle manoeuvring is in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".</p> <p>AS 7.3 All Carparking, Access and Manoeuvring Areas shall be as set out in Australian Standard AS / NZS 2890.1-2004 Parking facilities – Off-street car parking.</p>
<p>PC 8 Roads All weather road access is provided between the premises and the existing road network.</p>	<p>AS 8.1 Roads are designed and constructed in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".</p>
<p>PC 9 State Controlled Roads State Controlled Roads are maintained and enhanced as a link between major centres.</p>	<p>AS 9.1 No direct access to State Controlled Roads is permitted except at designated intersections as identified on Map R1 –State Controlled Roads.</p>
<p>PC 10 Development Adjacent to State Controlled Roads 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>AS 10.1 No development is established within a 40 metre buffer either side of the Warrego and Carnarvon, Highways and 10 metres on other State Controlled Roads as identified in Map R1 –State Controlled Roads.</p>
<p>PC 11 Noise Sensitive Development 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>AS 11.1 No solution specified.</p>
<p>PC 12 Development in the Vicinity of Aerodrome Development</p> <ul style="list-style-type: none"> (a) does not adversely affect the operation of the aerodrome; (b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and (c) does not restrict the future operational demands of the aerodrome. 	<p>AS 12.1 Buildings and structures within 100 metres of the boundary of an aerodrome are less than 7.5 metres in height at any point above natural ground level.</p>
<p>PC 13 Development in the Vicinity of Aerodrome 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"> (a) the physical intrusion of buildings or other structures into the Obstacle Limitation Surface; (b) attracting birds or bats to the area which could cause or contribute to bird strike 	<p>AS 13.1 No solution specified</p>

¹⁸ One way an applicant can demonstrate compliance is to prepare a report in accordance with Planning Guidelines: Planning for Aerodromes and other Aeronautical Facilities and Australian Standards AS2021, 1993. Map R5, Aerodrome Obstacle Limitation Surface should also be referred to.

Performance Criteria	Acceptable Solution
hazard; (c) providing very bright lighting or lighting similar to aerodrome lighting which can distract or confuse pilots; (d) interfering with navigation or communication facilities; (e) emissions that may affect pilot visibility or aircraft operations; or (f) transient intrusions into the aerodromes operational space. ¹⁸	
PC 14 Gas and Oil Pipelines Buildings are located at an appropriate distance from pipelines to ensure community safety and operation of the use is not compromised.	AS 14.1 No habitable structure is constructed within the buffer established 100 metres either side off the gas and oil pipeline corridors.
PC 15 Refuse Tips and Effluent Treatment Plants Premises are located at an appropriate distance from refuse tips and effluent treatment plants to ensure community safety and operation of the uses are not compromised.	AS 15.1 Premises are not constructed within 500 metres of any boundary of a refuse tip or an effluent treatment plant.
PC 16 Rail Corridors 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.	AS 16.1 The minimum buffer for residential, business, commercial and public facility uses are 100 metres from an existing or proposed rail corridors as identified on Map R1 –State Controlled Roads .
PC 17 Noise Attenuation Development adjoining the rail corridor is protected from the impact of noise ¹⁹ .	AS 17.1 No acceptable solution
2. Environment PC 18 Watercourses Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AS 18.1 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.
PC 19 Protected Areas Development is undertaken to ensure areas of significant biodiversity and habitat value are protected.	AS 19.1 A minimum separation distance of 100 metres is provided to protected areas as identified on Map R3 –Protected Areas .
PC 20 Flooding 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 on the extent and magnitude of flooding. ²⁰	AS 20.1 No solution specified.
PC 21 Air Emissions	AS 21.1 No solution specified.

¹⁹ One way an applicant can demonstrate compliance with PC 17 is to prepare a study that identifies how the development is in accordance with Railway and EPA Regulations 1998.

²⁰ To assist the applicant to demonstrate compliance with PC 20, the maximum recorded flood may be adopted as an indication of flood level. as identified on Map R6 – 1 in 100 Year Flood Event

Performance Criteria	Acceptable Solution
Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses. ²¹	
PC 22 Noise Emissions Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses. ²²	AS 22.1 No solution specified.
PC 23 Water Quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for: <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or industrial use²³; and (e) Minimises nuisance or harm to adjoining land owners 	AS 23.1 No solution specified.
PC 24 Excavation and Filling Excavation and filling of land ensures: <ul style="list-style-type: none"> (a) that both the amenity and safety of users of the site and adjacent land holdings; and (b) soil erosion is kept to a minimum with remedial works. 	AS 24.1 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 AS 24.2 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 AS 24.3 Excavation and filling is undertaken in accordance with Schedule 8 Standards for Construction Activity.
PC 25 Construction Activities Both erosion control and silt collection measures are undertaken so as to ensure protection of environmental values during construction.	AS 25.1 During construction, soil erosion and sediment is managed in accordance with Schedule 8: "Standards for Construction Activity".

²¹ One way an applicant can demonstrate compliance with PC 21 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997

²² One way an applicant may demonstrate how the development achieves PC 22 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) policy.

²³ One way an applicant may demonstrate how the development achieves PC 23 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) policy.

Performance Criteria	Acceptable Solution
<p>PC 26 Bushfire Hazard Area Development maintains the safety of people and property by avoiding areas of High or Medium Bushfire hazard or mitigating the risk through: (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 (b) the provision of firebreaks to ensure adequate setbacks between Buildings, structures and Hazardous vegetation</p>	<p>AS 26.1 Development is not undertaken in Bushfire hazard areas as identified as High and Medium hazard on Map R4 - Bushfire Hazard Areas or</p> <p>AS 26.2 For Development in areas of High or Medium bushfire hazard as identified on Map R4 - Bushfire Hazard Areas and on lots greater than 2500m²: Buildings and Structures: (i) are sited within the lowest bushfire hazard area; (ii) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever ever is the greater; and (iii) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>AS 26.3 For Development in areas of High or Medium bushfire hazard as identified on Map R4 - Bushfire Hazard Areas, and on lots less than or equal to 2500m²: No solution specified</p> <p>AS 26.4 For Development in areas of High or Medium bushfire hazard as identified on Map R4 - Bushfire Hazard Areas, firebreaks or fire maintenance trails are provided in accordance with Schedule 12 Standards for Roads in Bushfire Hazard Areas. Firebreaks and Fire Maintenance Trails.</p>
<p>PC 27 Character Buildings Development adjacent to buildings identified as heritage or character buildings within Schedule 9 incorporates design features, materials and details that blend with the existing character of the adjoining buildings and/or place.</p>	<p>AS 27.1 No solution specified</p>
<p>PC 28 Cultural Heritage The significance of known places of indigenous and/or cultural heritage value is retained.</p>	<p>AS 28.1 A minimum separation distance of 20 metres is provided from the MCU and/or operational work to known indigenous and/or cultural heritage sites²⁴</p>
<p>B. For the Residential Zone</p>	
<p>a) Residential Development – Dwelling House, Dual occupancy and Accommodation Units</p>	
<p>PC 29 Height The height of residential buildings is compatible with and complementary to the character of the</p>	<p>AS 29.1 The height of a dwelling house or dual occupancy does not exceed 8.5 metres from natural ground level.</p>

²⁴ One way an applicant may demonstrate that indigenous and/or cultural heritage sites exist or do not exist on site is to provide an appropriate certificate of search from heritage registers and the aboriginal cultural heritage unit (DNRM).

Performance Criteria	Acceptable Solution
urban environment.	
<p>PC 30 Site Coverage and Setbacks</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>AS 30.1 Residential buildings do not exceed the site coverage thresholds as follows:</p> <p>(a) Dwelling House - 50%</p> <p>(b) Dual occupancy - 40%</p> <p>(c) Accommodation Units - 40%</p> <p>For Dual Occupancies:</p> <p>AS 30.2 Setback is not less than 6 metres from any road frontage; or</p> <p>AS 30.3 Setback is within 20% of the existing setbacks of adjoining properties; and</p> <p>AS 30.4 Side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries.</p> <p>For Accommodation Units:</p> <p>AS 30.5 Setback is not less than 7.0 metres from any road frontage; or</p> <p>AS 30.6 Setback is within 15% of the existing setbacks of adjoining properties; and</p> <p>AS 30.7 Side boundary clearances of not less than 3.0 metres and rear boundary clearance of not less than 7.0 metres from property boundaries</p>
<p>PC 31 Residential amenity For Dual Occupancies and Accommodation Units:</p> <p>The location and design of dual occupancies provides for adequate privacy, sunlight, ventilation and open space.</p>	<p>AS 31.1 No solution specified.</p>
<p>PC 32 Landscaping For Dual Occupancies and Accommodation Units:</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>(d) Located to avoid interference with electricity lines and infrastructure</p>	<p>AS 32.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
b) Residential Development – Outbuildings	
<p>PC 33 Residential Outbuildings Residential amenity is to be maintained.</p>	<p>AS 33.1 Residential outbuildings are to be located a minimum of 6 metres from the boundary fronting the public road and a minimum of 1.5 metres from any other boundary; and</p> <p>AS 33.2 The size of residential outbuildings is to be restricted to structures 5 metres in height and 82 square metres in floor area; and</p> <p>AS 33.3 Site coverage of outbuildings not to exceed 15% of remaining area.</p>
For Non Residential Activities located in the Residential Zone.	
<p>PC 34 Location Non Residential Activities are located so as: (a) Not to impact adversely on the residential amenity of the residential Zone; (b) Not to prejudice the consolidation of like non residential activities in other more appropriate areas; and (c) Not to prejudice the landscape values of the town.</p>	<p>AS 34.1 No solution specified.</p>
<p>PC 35 Scale Non Residential Activities are of an appropriate scale to protect the residential amenity of the residential Zone, and do not prejudice the operation and viability of other uses or activities in the residential Zone or other Zones.</p>	<p>AS 35.1 No solution specified.</p>
<p>PC 36 Operation Non Residential Activities are operated so as to ensure that the activities do not impact adversely on residential amenity.</p>	<p>AS 36.1 No solution specified</p>
C. For the Commercial Zone	
<p>PC 37 Character The commercial area is enhanced with uses of a business nature or those which complement the commercial and retail character of the town centre.</p>	<p>AS 37.1 No solution specified</p>
<p>PC 38 Streetscape Buildings and structures within the commercial area compliment the architectural character of the streetscape</p>	<p>AS 38.1 No solution specified</p>
<p>PC 39 Amenity The operation of commercial activities is not unduly affected by the proximity of residential dwellings.</p>	<p>AS 39.1 Commercial development adjoining existing or proposed land used for residential purposes is to be fenced to a height of 2 metres along common boundaries; and</p>

Performance Criteria	Acceptable Solution
	AS 39.2 The constructed fence is to consist of a solid structure not less than 50% transparent.
<p>PC 40 Scale Development is at a scale which protects the amenity of the area.</p>	<p>AS 40.1 Total use area is no more than 50% of the overall site; and</p> <p>AS 40.2 The site has a minimum area of 250m².</p> <p>AS 40.3 Buildings and structures are less than 10 metres in height and not more than 2 storeys at any point above the natural ground level.</p>
<p>PC 41 Setbacks and Boundary Clearances Buildings and Structures are located to ensure the local character and streetscape are protected and enhanced.</p>	AS 41.1 No solution specified.
<p>PC 42 Lighting 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>	AS 42.1 All lighting does not exceed 8.0 lux at 1.5metres from beyond the site boundary.
<p>PC 43 Landscaping Landscaping is designed and established in a manner which achieves high quality frontage and contributes positively to the streetscape character. It is located to avoid interference with electricity infrastructure items and provides for maintenance access to any on site public utility infrastructure.</p>	AS 43.1 No solution specified.
<p>PC 44 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.</p>	AS 44.1 Uses are operated between the hours of 7.00am and 8.00pm where adjoining sensitive land uses.
<p>PC 45 Delivery of Goods The loading and unloading of goods occurs at the appropriate times to protect the amenity of the Industrial Area and surrounding areas.</p>	<p>AS 45.1 Where adjoining sensitive land uses, loading and unloading of goods occurs: (a) 7.00am and 6.00pm Monday to Friday; and (b) 8.00am to 5.00pm weekends; and</p> <p>AS 45.2 No unloading or loading occurs on Sundays and Public Holidays.</p>
For Non Commercial Activities located in the Commercial Zone	
<p>PC 46 Location Non Commercial Activities are located so as: (a) Not to impact adversely on the function and character of the commercial Zone; and (b) Not to prejudice the consolidation of like non-commercial activities in other more appropriate areas.</p>	AS 46.1 No solution specified.

Performance Criteria	Acceptable Solution
D. For the Industrial Zone	
<p>PC 47 Scale and setbacks The scale and location of the industrial use on the site should contribute to the amenity of the Zone.</p>	<p>AS 47.1 Total use area is no more than 70% of the site; and</p> <p>AS 47.2 Buildings and structures are less than 10 metres in height and not more than 2 storeys at any point above the natural ground level; and</p> <p>AS 47.3 Front boundary clearance for any building or structure is 9.0 metres or more from any road frontage; and</p> <p>AS 47.4 Side boundary clearance for any building or structure is 3.0 metres or more; and</p> <p>AS 47.5 Rear boundary clearances are 3.0 metres or more from property boundary; and</p> <p>AS 47.6 Where adjoining residential land, the setback along the common boundary is 7 metres or more.</p>
<p>PC 48 Vehicular traffic Vehicular movements connected with uses in the industrial area ensure that the amenity of the adjacent residential area is not adversely affected.</p>	<p>AS 48.1 No solution specified</p>
<p>PC 49 Landscaping Landscaping on the site:</p> <ul style="list-style-type: none"> (a) contributes positively to the built form and the street; and (b) reduces the impact of the size and scale of the buildings. (c) does not interfere with electricity infrastructure items 	<p>AS 49.1 Landscaping is provided with a minimum width of 2 metres along site boundaries; and</p> <p>AS 49.2 Vegetation is to have a mature height of at least 3 metres within 5 years of planting, unless planted under electricity lines where the mature height must not exceed 3 metres.</p> <p>AS 49.3 Ground covers should fully cover the vegetation strip within 1 year of planting.</p>
<p>PC 50 Amenity The amenity of residential uses adjacent to the industrial area is protected through appropriate boundary screening.</p>	<p>AS 50.1 Where the site adjoins residential uses a solid screen wall of 2 metre height is to be erected on the boundary in addition to landscaping requirements.</p>
<p>PC 51 Building and Structure Design The building is designed and orientated to be identifiable from the street.</p>	<p>AS 51.1 The office space of each building is sited and orientated towards the principal road frontage.</p>
<p>PC 52 Building Appearance. Buildings are designed and finished to a high quality appearance.</p>	<p>AS 52.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
<p>PC 53 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.</p>	<p>AS 53.1 Uses are operated between the hours of 7.00am and 8.00pm where adjoining sensitive land uses.</p>
<p>PC 54 Delivery of Goods The loading and unloading of goods occurs at the appropriate times to protect the amenity of the Industrial Area and surrounding areas.</p>	<p>AS 54.1 Where adjoining sensitive land uses, loading and unloading of goods occurs: (a) 7.00am and 6.00pm Monday to Friday; and (b) 8.00am to 5.00pm weekends; and</p> <p>AS 54.2 No unloading or loading occurs on Sundays and Public Holidays.</p>
For Non Industrial Activities located in the Industrial Zone	
<p>PC 55 Location Non Industrial activities are located so as: (a) Not to impact adversely on the function, operation and character of the Industrial Zone; and (b) Not to prejudice the consolidation of like non-Industrial activities in other more appropriate areas.</p>	<p>AS 55.1 No solution specified.</p>
E. For the Open Space and Recreation Zone	
<p>PC 56 Scale Development is of an appropriate scale for the locality so as to ensure that local amenity is protected.</p>	<p>AS 56.1 No solution specified.</p>
<p>PC 57 Setbacks and Boundary Clearances Buildings and structures are positioned on the site in a manner that ensures that the local amenity is protected.</p>	<p>AS 57.1 Buildings and structures have side boundary clearances of not less than 2.5 metres; and</p> <p>AS 57.2 Buildings and structures have front & rear boundary clearances of not less than 6 metres from property boundaries.</p>
<p>PC 58 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.</p>	<p>AS 58.1 Uses are operated between the hours of 7.00am and 8.00pm where adjoining residential land.</p>
<p>PC 59 Delivery of Goods The loading and unloading of goods at appropriate times in a manner that ensures that the local amenity is protected.</p>	<p>AS 59.1 Where adjoining residential land, loading and unloading of goods occurs only between the hours of (a) 7.00am and 6.00pm Monday to Friday; and (b) 8.00am to 5.00pm weekends.</p>
<p>PC 60 Landscaping Landscaping is provided on-site to: a) contribute to a pleasant and functional built form; and b) contribute to the visual qualities of the locality; and c) does not interfere with electricity infrastructure items</p>	<p>AS 60.1 Landscaping around sporting grounds is to occur to a width of 2 metres using species which provide an effective screen of at least 1.5 metres within 2 years of planting; and</p> <p>AS 60.2 Landscaping for other community recreation uses is to occur along setbacks to a width of 2 metres along the front boundary and 1</p>

Performance Criteria	Acceptable Solution
	metre along side and rear boundary setbacks; and AS 60.3 Shade trees are to be planted on edges of car parks and are to reach a mature height of at least 3 metres within 4 years of planting.
PC 61 Lighting The design of lighting does not impact adversely on the local amenity through poorly directed lighting, lighting overspill or lighting glare.	AS 61.1 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the site boundary.
For Non Community Use and Open Space and Recreation Activities located in the Open Space and Recreation Zone	
PC 62 Location Non Community Use and Open Space and Recreation activities are located so as: (a) not to impact adversely on the function and character of the Open Space and Recreation Zone; and (b) not to prejudice the consolidation of like non Community Use and Open Space and Recreation activities in other more appropriate areas.	AS 62.1 No solution specified.
F. For the Rural Residential Zone	
PC 63 Residential Outbuildings Rural residential amenity is to be maintained.	AS 63.1 Residential outbuildings are to be located a minimum of 15 metres from the boundary fronting the public road and a minimum of 5 metres from any other boundary; and AS 63.2 The size of residential outbuildings is to be restricted to structures 8.5 metres in height and 110 square metres in floor area.
PC 64 Buffers Adequate buffers are provided to protect the Rural Residential Zone from Agricultural and Industrial Activities, whilst also ensuring the integrity and viability of such industries is maintained. ²⁵	AS 64.1 No solution specified
G. For the Special Uses Zone	
For Non Special Uses located in the Special Uses Zone	
PC 65 Location Non Special Uses are located so as: (a) not to impact adversely on the residential amenity adjoining residential uses; and	AS 65.1 No solution specified.

²⁵ Applicant needs to refer to Guideline 2 for SPP 1/92 Separating agricultural and residential land uses for further requirements.

Performance Criteria	Acceptable Solution
(b) not to prejudice the landscape values of the town.	
PC 66 Scale Non special uses are of an appropriate and do not prejudice the operation and viability of other uses or activities in the special use Zone or other Zones.	AS 66.1 No solution specified.
PC 67 Operation Non special uses are operated so as to ensure that the activities do not impact adversely on the residential amenity of adjoining Zones	AS 67.1 No solution specified
H. Specific Land Uses	
Caretaker's Residence	
PC 68 Occupation The Caretaker's Residence must be occupied by a person having responsibility for the security, maintenance and/or management of the site.	AS 68.1 No solution specified.
PC 69 Density The provision of a Caretaker's Residence does not compromise the operation of the Zone.	AS 69.1 Only one Caretaker's Residence is permitted with each use.
PC 70 Amenity The Caretaker's Residence is to be designed to integrate with the use, whilst retaining acceptable amenity for occupants.	AS 70.1 No solution specified.
Community Use	
PC 71 Scale Development is of an appropriate scale for the locality so as to ensure that local amenity is protected.	AS 71.1 No solution specified.
PC 72 Setbacks and Boundary Clearances Buildings and structures are positioned on the site in a manner that ensures the local amenity is protected.	AS 72.1 Buildings and structures have side boundary clearances of not less than 2.5 metres AS 72.2 Buildings and structures have front & rear boundary clearances of not less than 6 metres from property boundaries.
PC 73 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.	AS 73.1 Uses are operated between the hours of 7.00 am and 8.00 pm where adjoining residential land.
PC 74 Landscaping Landscaping is provided on-site to: a) Contribute to a pleasant and functional built form; and b) contribute to the visual qualities of the locality; and	AS 74.1 Landscaping around sporting grounds is to occur to a width of 2 metres using species which provide an effective screen of at least 1.5 metres within 2 years of planting. AS 74.2 Landscaping for other community recreation uses is to occur along setbacks to a

Performance Criteria	Acceptable Solution
c) not interfere with electricity infrastructure items	width of 2 metres along the front boundary and 1 metre along side and rear boundary setbacks; and AS 74.3 Shade trees are to be planted on edges of car parks and are to reach a mature height of at least 3 metres within 4 years of planting.
Home Based Business	
PC 75 Size The development comprises only a minor portion of an existing residential premise.	AS 75.1 The business is operated by persons residing in the dwelling; and AS 75.2 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).
PC 76 Traffic The use does not generate greater traffic loads than reasonably associated with residential premises.	AS 76.1 Provision is made for two (2) off street car parking spaces; and AS 76.2 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 AS 76.3 Delivery motor vehicles visiting the premises shall be no more than four (4) tonnes in weight.
PC 77 Amenity The use is operated in such a way as to not disrupt the residential amenity of the area.	AS 77.1 Delivery of goods and operating hours occurs between the hours of 7.00am and 6.00pm; and AS 77.2 The business does not display goods for sale in any window or outdoor area; and AS 77.3 The one advertising sign associated with the business does not exceed 0.5m ² and displays the name of the business operator, name of the business and the phone number. The sign is to be located on the site at a height no greater than 1.5m measured to the bottom of the sign. The sign is not to be illuminated.
Host Home Accommodation	
PC 78 Premises used for a Host Home Accommodation are of a size and operated in such a manner as to ensure the amenity of the locality is not adversely affected.	AS 78.1 No more than four paying guests are accommodated at any one time; and AS 78.2 Signage associated with the use is restricted to a 0.5m ² sign located at a height no greater than 1.5m measured to the bottom of the sign; and AS 78.3 At least two off street parking spaces are provided other than those associated with the permanent residents of the dwelling.

Performance Criteria	Acceptable Solution
PC 79 Accommodation must be provided for short-term stays only.	AS 79.1 Visitors are accommodated for up to a maximum of fourteen (14) nights.
PC 80 Amenity The Host Home establishment provides reasonable levels of privacy and convenience for both residents and guests.	AS 80 The bedrooms for guests are in the same building as the bathroom and toilet facilities provided for exclusive use by guests.
PC 81 Location Development must be located where there is convenient access.	AS 81.1 The site is within 5km of an arterial or sub arterial road, with all weather access.
Service Station	
PC 82 Location Development must be located where there is convenient access.	AS 82.1 The site is located on a corner allotment that has a minimum of two road frontages.
Telecommunication Facility	
PC 83 Visual Impact Development is visually integrated with its landscape or townscape so as to not be visually dominant or unduly visually obtrusive.	AS 83.1 No solution specified

Division 3 – Assessment Tables for Rural Area

RURAL AREA ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR MAKING A MATERIAL CHANGE OF USE

TABLE 3

Column 1 Defined use or use class ²⁶	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development is self assessable or requires code assessment.
EXEMPT USES FOR THE RURAL AREA		
Exempt Uses are listed on in Part 1 Division 3, 1.12(1) of this scheme. Exempt uses include Agriculture and Grazing		
SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT FOR THE RURAL AREA		
Catteries and Kennels	Code Assessable	Rural Area Code Advertising Devices Code
Community Use	Code Assessable	Rural Area Code Advertising Devices Code
Dwelling House	Self Assessable	Rural Area Code
Home Based Business	Self Assessable	Rural Area Code
Host Home (Bed and Breakfast)	Self Assessable	Rural Area Code
Forestry	Code Assessable	Rural Area Code
Industry	Code Assessable	Rural Area Code Advertising Devices Code
Refrigerated Animal Carcass Storage	Code Assessable	Rural Area Code
Telecommunication Facility	Code Assessable	Rural Area Code
Temporary Workers Accommodation	Code Assessable Where the number of persons to be accommodated is 30 or less	Rural Area Code
Tourist Facility	Code Assessable	Rural Area Code Advertising Devices Code
ALL OTHER USES		
All other uses whether defined or not	Impact Assessable	

²⁶ See Schedule 1 - Dictionary

**RURAL AREA
ASSESSMENT CATEGORIES AND APPLICABLE CODES 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 ²⁷	Self Assessable ²⁸ – if undertaking building works associated with existing buildings on the site	Rural Area Code
Placing an advertising sign or hoarding on premises not associated with a material change of use	Self Assessable if an advertising sign, otherwise Code Assessable	Advertising Devices Code
Reconfiguring a lot ²⁹	Code Assessable	Reconfiguring a Lot Code
Carrying out operational work for reconfiguring a lot	Code Assessable 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	Exempt where the extent of cut does not exceed 100 m ³ or extent of fill does not exceed 100 m ³ ; or Code Assessable where the extent of cut exceeds 100m ³ or extent of fill exceeds 100 m ³	If Code Assessable – Filling and Excavation Code
ALL OTHER DEVELOPMENT		
Other	Exempt	

²⁷ See Roma Town Planning Scheme User's Guide for examples that explain the type of development involved indifferent proposals.

²⁸ This does not include building work that under IPA (schedule 8, part 3) is exempt and cannot be made self-assessable or assessable by a planning scheme.

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

Overall Outcomes for Rural Area

- (1) The overall outcomes are the purpose of the Rural Area Code;
- (2) The specific outcomes sought for the Rural Area are to ensure development:
 - (a) of rural uses are appropriately located within the Rural Area and existing and future Rural Activities are not prejudiced by inappropriate development;
 - (b) maintains the environment, including soil, air and water, compatible with healthy natural systems and ensures public health and safety;
 - (c) 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;
 - (d) is located, designed and operated in a manner that protects and enhances the predominant rural scale, intensity, form and character;
 - (e) maintains the rural amenity;
 - (f) does not prejudice or impact adversely on other uses including those within other Areas;
 - (g) has an appropriately designed access to the road network and traffic generated by the development does not impact adversely on the local road network;
 - (h) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (i) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure;
 - (j) 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;
 - (k) has water supply, stormwater disposal, sustainable effluent and waste disposal and power to appropriate standards adequate for the use;
 - (l) does not impact adversely on infrastructure.
 - (m) does not compromise community well being through the development of Intensive Animal Industries especially its impacts upon noise levels, traffic volume, lighting levels and local amenity.

Rural Area Code

(Includes the whole of Roma Town outside the area of the Urban Area shown on Map P1)

Performance Criteria	Acceptable Solution
A. For all of the Rural Area	
Infrastructure	
PC 1 Electricity Premises are provided with a supply of electricity adequate for the activity.	AS 1.1 Premises have an underground reticulated supply of electricity.
PC 2 Water supply Premises are provided with an adequate volume and supply of water for the activity.	AS 2.1 Premises are connected to Council's reticulated water system and have a rain water tank connected to the premises with a minimum capacity of 20 000 litres; or AS 2.2 Premises have 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 20 000 litres. AS 2.3 Premises has an on site storage of 45 000 litres of water, using either a Tank, Swimming Pool or Dam located within a radius of 50 metres from a dwelling for fire fighting purposes.
PC 3 Effluent disposal To ensure that public health and environmental values are preserved, all premises provide for the treatment and disposal of effluent and other waste water.	AS 3.1 Premises have on - site effluent disposal systems designed in accordance with Schedule 5: "Standards for Sewerage Supply"
PC 4 Stormwater/Inter-allotment Drainage Stormwater is collected and discharged so as to: a) protect the stability of buildings or the use adjacent land; b) prevent the waterlogging of nearby land; and c) protect and maintain environmental values.	AS 4.1 Stormwater/inter-allotment drainage is collected and discharged in accordance with Schedule 7: Stormwater Drainage Standards.
PC 5 Vehicle Access Vehicle access is provided to a standard appropriate for the use.	AS 5.1 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 Access and Manoeuvring Areas".
PC 6 Density The density of residential activities does not impact adversely on the residential and rural amenity of the area.	AS 6.1 No more than 1 (one) dwelling house per lot.
PC 7 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the use whilst ensuring both safe and functional operation for motorists and pedestrians.	AS 7.1 All uses provide vehicle parking in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas". AS 7.2 All service vehicle manoeuvring is in accordance with Schedule 2: "Standards for

Performance Criteria	Acceptable Solution
	<p>Roads, Car Parking, Access and Manoeuvring Areas”.</p> <p>AS 7.3 All Carparking, Access and Manoeuvring Areas shall be as set out in Australian Standard AS / NZS 2890.1-2004 Parking facilities – Off-street car parking.</p>
<p>PC 8 Roads All weather road access is provided between the premises and the existing road network.</p>	<p>AS 8.1 Roads are designed and constructed in accordance with Schedule 2: “Standards for Roads, Car Parking, Access and Manoeuvring Areas”.</p>
<p>PC 9 State Controlled Roads State Controlled Roads are maintained and enhanced as a link between major centres.</p>	<p>AS 9.1 No direct access to State controlled roads is permitted except at designated intersections as identified on Map R1 – State Controlled Roads</p>
<p>PC 10 Development Adjacent to Highways 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>AS 10.1 No development is established within a 40 metre buffer either side of the Carnarvon, Warrego Highways, and the Carnarvon Development Road and 10 metres on other State Controlled Roads as identified in Map R1 – State Controlled Roads.</p>
<p>PC 11 Noise Sensitive Development 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>AS 11.1 No solution specified.</p>
<p>PC 12 Development in the Vicinity of Aerodrome Development in the vicinity of an aerodrome: a) does not adversely affect the operation of the aerodrome; b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and c) does not restrict the future operational demands of the aerodrome.</p>	<p>AS 12.1 Buildings and structures within 100 metres of the boundary of an aerodrome are less than 7.5 metres in height at any point above natural ground level.</p>
<p>PC 13 Development in the Vicinity of Aerodrome The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the aerodrome by way of: a) the physical intrusion of buildings or other structures into the Obstacle Limitation Surface; b) attracting birds or bats to the area which could cause or contribute to bird strike hazard; c) providing very bright lighting or lighting similar</p>	<p>AS 13.1 No solution specified</p>

³⁰ One way an applicant can demonstrate compliance with PC 13 is to prepare a report in accordance with Planning Guidelines: Planning for Aerodromes and other Aeronautical Facilities and Australian Standards AS2021, 1993. Map R5, Aerodrome Obstacle Limitation Surface should also be referred to.

Performance Criteria	Acceptable Solution
<p>to aerodrome lighting which can distract or confuse pilots;</p> <p>d) interfering with navigation or communication facilities;</p> <p>e) emissions that may affect pilot visibility or aircraft operations; or</p> <p>f) transient intrusions into the aerodromes operational space.³⁰</p>	
<p>PC 14 Gas and Oil Pipelines Buildings are located at an appropriate distance from pipelines to ensure community safety and operation of the use is not compromised.</p>	<p>AS 14.1 No habitable structure is constructed within the buffer established 100 metres either side off the gas and oil pipeline corridors as identified in Map R1 – State Controlled Roads</p>
<p>PC 15 Refuse Tips and Effluent Treatment Plants Premises are located at an appropriate distance from refuse tips and effluent treatment plants to ensure community safety and operation of the uses are not compromised.</p>	<p>AS 15.1 Premises are not constructed within 500 metres of any boundary of a refuse tip or an effluent treatment plant.</p>
<p>PC 16 Rail Corridors 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>AS 16.1 The minimum buffer for residential, business, commercial and public facility uses are 100 metres from an existing or proposed rail corridors as identified on Map R1 – State Controlled Roads</p>
<p>PC 17 Development adjoining the rail corridor is protected from the impact of noise.³¹</p>	<p>AS 17.1 No acceptable solution</p>
<p>PC 18 Electricity Transmission Line Easement – Vegetation Transmission lines within an Electricity transmission line easement are protected from vegetation.</p>	<p>AS 18.1 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>AS 18.2 No part of planted vegetation at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 3: “Power and Electricity Easements”.</p>
<p>PC 19 Electricity Transmission Line Easement – Separation Distance Buildings and “community orientated uses” are located a minimum distance from lines to ensure community safety.</p>	<p>AS 19.1 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>2. Environment</p> <p>PC 20 Watercourses Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS 20.1 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>

³¹ One way an applicant can demonstrate compliance with PC17 is to prepare a study that identifies how the development is in accordance with Railway and EPA Regulations 1998.

Performance Criteria	Acceptable Solution
<p>PC 21 Flooding Premises are designed and located so as: a) not to 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.³²</p>	<p>AS 21.1 No solution specified.</p>
<p>PC 22 Air Emissions Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.³³</p>	<p>AS 22.1 No solution specified.</p>
<p>PC 23 Noise Emissions Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.³⁴</p>	<p>AS 23.1 No solution specified.</p>
<p>PC 24 Water Quality 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.³⁵</p>	<p>AS 24.1 No solution specified.</p>
<p>PC 25 Excavation and Filling Excavation and filling of land ensures: a) that both the amenity and safety of users of the site and adjacent land holdings; and b) soil erosion is kept to a minimum with remedial works.</p>	<p>AS 25.1 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>AS 25.2 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>AS 25.3 Excavation and filling is undertaken in accordance with Schedule 7: "Standards for Construction Activity".</p>
<p>PC 26 Construction Activities Both erosion control and silt collection measures are undertaken so as to ensure protection of environmental values during construction.</p>	<p>AS 26.1 During construction, soil erosion and sediment is managed in accordance with Schedule 7: "Standards for Construction Activity".</p>
<p>PC 27 Separation of Incompatible Land Uses Separation distances are provided to ensure:</p>	<p>AS 27.1 For Sensitive land uses and rural activities other than Intensive Animal Industry:</p>

³² To assist the applicant to demonstrate compliance with PC 21, the maximum recorded flood may be adopted as an indication of flood level.

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

³⁴ One way an applicant may demonstrate how the development achieves PC 23 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) policy.

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

Performance Criteria	Acceptable Solution
a) the future of surrounding uses; b) infrastructure items are protected from incompatible development; c) an appropriate standard of amenity and public safety; and d) conflict arising from incompatible uses is minimised.	Minimum separation between sensitive land uses and rural activities comply with the "Buffer Area Design Criteria" as contained in Table 2 of section 3.47 of SPP1/92 – Planning Guideline – "Separating Agricultural and Residential Land Uses." AS 27.2 For Sensitive Land Uses: Minimum separation distances to Intensive Animal Industries are as stated in Schedule 10 "Separation Distances for Intensive Animal Industries". AS 27.3 For all other than Extractive Industries: Buildings, structures and outdoor activity areas maintain a minimum separation distance to Extractive Industries as stated in Schedule 11: "Separation Distances for Extractive Industries".
PC 28 Good Quality Agricultural Land Good Quality Agricultural Land areas as identified in Map R2 – Good Quality Agricultural Land are conserved and managed for the longer term and protected from development that may lead to its alienation or diminished productivity	AS 28.1 No solution specified.
PC 29 Vegetation Retention Development retains vegetation for the: a) protection of scenic quality; b) protection of general habitat; c) protection of soil quality; and d) establishment of open space corridors and networks. ³⁶	AS 29.1 No solution specified
PC 30 Protected Areas Development is undertaken to ensure areas of significant biodiversity and habitat value are protected.	AS 30.1 A minimum separation distance of 100 metres is provided to protected areas as identified on Map R3 – Protected Areas .
PC 31 Sloping Land Development is undertaken to ensure: a) vulnerability to landslip erosion and land degradation is minimised; and b) Safety of persons and property is not compromised.	AS 31.1 Development is not undertaken on slopes greater than 15%.

³⁶ Applicant needs to refer to Vegetation Management Act 1999 for further requirements.

Performance Criteria	Acceptable Solution
<p>PC 32 Bushfire Hazard Area 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>AS 32.1 Development is not undertaken in Bushfire hazard areas as identified as High and Medium hazard on Map R4 – Bushfire Hazard Areas; or</p> <p>AS 32.2 For Development in areas of High or Medium bushfire hazard as identified on Map R4 – Bushfire Hazard Areas and on lots greater than 2500m²: Buildings and Structures:</p> <p>(i) are sited within the lowest bushfire hazard area;</p> <p>(ii) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever ever is the greater; and</p> <p>(iii) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>AS 32.3 For Development in areas of High or Medium bushfire hazard as identified on Map R4 – Bushfire Hazard Areas and on lots less than or equal to 2500m²: No solution specified</p> <p>AS 32.4 For Development in areas of High or Medium bushfire hazard as identified on Map R4 – Bushfire Hazard Areas, firebreaks or fire maintenance trails are provided in accordance with Schedule 12 Standards for Roads in Bushfire Hazard Areas. Firebreaks and Fire Maintenance Trails.</p>
<p>PC 33 Character Buildings Development adjacent to buildings identified as heritage or character buildings within Schedule 9 incorporates design features, materials and details that blend with the existing character.</p>	<p>AS 33.1 No solution specified</p>
<p>PC 34 Cultural Heritage The significance of known places of indigenous and/or cultural heritage value is retained.</p>	<p>AS 34.1 A minimum separation distance of 20 metres is provided from the MCU and/or operational work to known indigenous and/or cultural heritage sites³⁷</p>
<p>PC 35 Residential Outbuildings Rural residential amenity is to be maintained.</p>	<p>AS 35.1 Residential Outbuildings are to be located a minimum of 15 metres from the boundary fronting the public road and a minimum of 5 metres from any other boundary; and</p> <p>AS 35.2 The size of residential outbuildings is to be restricted to structures 8.5 metres in height and 100m² in floor area.</p>
<p>Specific Land Uses</p>	

³⁷ 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 (DNRME).

Performance Criteria	Acceptable Solution
Catteries and Kennels	
<p>PC 36 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>AS 36.1 Premises are developed on a site having an area of not less than 4 hectares.</p> <p>AS 36.2 For kennels, the ratio of dogs per site is not greater than 10 per hectare.</p> <p>AS 36.3 For catteries, not more than 100 cats are kept on the site at any one time.</p> <p>AS 36.4 Premises comply with the following separation distances for: (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 area – 800 metres</p> <p>AS 36.5 Fencing of kennels and catteries is a minimum of 1.8 metres high.</p>
Commercial Premises	
<p>PC 37 Amenity The operation of a commercial premise is not unduly affected by the proximity of residential dwellings.</p>	<p>AS 37.1 Commercial premises adjoining land used or proposed to be used for residential purposes is to be fenced to a height of 2 metres along common boundaries; and</p> <p>AS 37.2 The constructed fence is to consist of a solid structure not less than 50% transparent</p>
<p>PC 38 Scale Development is at a scale which protects the amenity of the area.</p>	<p>AS 38.1 Total use area is no more than 50% of the overall site.</p> <p>AS 38.2 The site has a minimum area of 600m².</p>
<p>PC 39 Lighting 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>AS 39.1 All lighting does not exceed 8.0 lux at 1.5 metres from beyond the site boundary.</p>
<p>PC 40 Landscaping Landscaping is designed and established in a manner which achieves high quality frontage and contributes positively to the streetscape character. It is located to avoid interference with electricity infrastructure items and provides for maintenance access to any on site public utility infrastructure.</p>	<p>AS 40.1 No solution specified.</p>

Performance Criteria	Acceptable Solution
Community Use	
<p>PC 41 Scale Development is of an appropriate scale for the locality so as to ensure that local amenity is protected.</p>	<p>AS 41.1 No solution specified.</p>
<p>PC 42 Setbacks and Boundary Clearances Buildings and structures are positioned on the site in a manner that ensures that the local amenity is protected.</p>	<p>AS 42.1 Buildings and structures have side boundary clearances of not less than 2.5 metres and front and rear boundary clearances of not less than 6 metres from property boundaries.</p>
<p>PC 43 Operating Hours Development is operated in such a manner that ensures that the local amenity is protected.</p>	<p>AS 43.1 Uses are operated between the hours of 7.00am and 8.00pm where adjoining residential land.</p>
<p>PC 44 Landscaping Landscaping is provided on-site to:</p> <ol style="list-style-type: none"> contribute to a pleasant and functional built form; contribute to the visual qualities of the locality and not interfere with electricity infrastructure items. 	<p>AS 44.1 Landscaping around sporting grounds is to occur to a width of 2 metres using species which provide an effective screen of at least 1.5 metres within 2 years of planting.</p> <p>AS 44.2 Landscaping for other community recreation uses is to occur along setbacks to a width of 2 metres along the front boundary and 1 metre along side and rear boundary setbacks; and</p> <p>AS 44.3 Shade trees are to be planted on edges of car parks and are to reach a mature height of at least 3 metres within 4 years of planting.</p>
Dwelling House	
<p>PC 45 Height The height of residential buildings is compatible with and complementary to the character of the urban environment.</p>	<p>AS 45.1 The height of a dwelling house or dual occupancy does not exceed 8.5 metres from natural ground level.</p>
<p>PC 46 Site Coverage and Setbacks</p> <ol style="list-style-type: none"> Residential building design and siting maintains the character of the locality in terms of building bulk. Residential buildings are located to ensure the local amenity and streetscape are protected and enhanced. 	<p>AS 46.1 Residential buildings do not exceed the site coverage thresholds as follows:</p> <ul style="list-style-type: none"> Dwelling House - 50% Site coverage of outbuildings not to exceed 15% of remaining area; or <p>AS 46.2 Setback is within 20% of the existing setbacks of adjoining properties; and</p> <p>AS 46.4 Boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries.</p>
<p>PC 47 Character Buildings Development adjacent to buildings identified as heritage or character buildings incorporates design features, materials and details that blend with the existing character.</p>	<p>AS 47.1 No solution specified</p>

Performance Criteria	Acceptable Solution
Forestry	
PC 48 Forestry is established, maintained and harvested in a manner that reflects best practice management. ³⁸	AS 48.1 No solution specified
PC 49 Forestry is established, maintained and harvested in a manner that protects the amenity of the locality.	AS 49.1 Forestry is conducted using the following minimum separation distances: (a) 10 metres from boundaries; (b) 20 metres from public roads/rail; (c) 10 metres from power lines. AS 49.2 Use of equipment and machinery associated with forestry is restricted to: (a) Monday to Saturday 7.00am to 7.00pm (b) Sunday and Public Holidays 8.00am to 7.00pm.
PC 50 The surrounding area is protected from adverse environmental impacts. ³⁹	AS 50.1 No solution specified.
PC 51 Use of heavy vehicles does not create adverse affects on the amenity of the locality.	AS 51.1 The proposed access route to the site does not travel along roads in residential or rural residential zones.
Home Based Business	
PC 52 Size The development comprises only a minor portion of an existing residential premise.	AS 52.1 The business is operated by persons residing in the dwelling; and AS 52.2 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).
PC 53 Traffic The use does not generate greater traffic loads than reasonably associated with residential premises.	AS 53.1 Provision is made for two (2) off street car parking spaces; and AS 53.2 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 AS 53.3 Delivery motor vehicles visiting the premises shall be no more than four (4) tonnes in weight.
PC 54 Amenity The use is operated in such a way as to not disrupt the residential amenity of the area.	AS 54.1 Delivery of goods and operating hours occurs between the hours of 7.00am and 6.00pm; and

³⁸ 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.

³⁹ One way to demonstrate compliance with this PC is to prepare an Environmental Management Plan in accordance with Schedule 8 "Environmental Management Plan Guidelines.

Performance Criteria	Acceptable Solution
	<p>AS 54.2 The business does not display goods for sale in any window or outdoor area; and</p> <p>AS 54.3 The one advertising sign associated with the business does not exceed 0.5m² and displays the name of the business operator, name of the business and the phone number. The sign is to be located on the site at a height no greater than 1.5m measured to the bottom of the sign. The sign is not to be illuminated.</p>
Host Home Accommodation	
<p>PC 55 Premises used for a Host Home accommodation are of a size and operated in such a manner as to ensure the amenity of the locality is not adversely affected.</p>	<p>AS 55.1 No more than four paying guests are accommodated at any one time; and</p> <p>AS 55.2 Signage associated with the use is restricted to a 0.5m² sign located at a height no greater than 1.5m measured to the bottom of the sign; and</p> <p>AS 55.3 At least two off street parking spaces are provided other than those associated with the permanent residents of the dwelling.</p>
<p>PC 56 Accommodation must be provided for short-term stays only.</p>	<p>AS 56.1 Visitors are accommodated for up to a maximum of fourteen (14) nights.</p>
<p>PC 57 Amenity The Host Home establishment provides reasonable levels of privacy and convenience for both residents and guests.</p>	<p>AS 57.1 The bedrooms for guests are in the same building as the bathroom and toilet facilities provided for exclusive use by guests.</p>
<p>PC 58 Location Development must be located where there is convenient access.</p>	<p>AS 58.1 The site is within 5km of an arterial or sub arterial road, with all weather access.</p>
Industrial	
<p>PC 59 Any non-industrial uses located in the Zone should not prejudice the operation of existing industrial uses.</p>	<p>AS 59.1 No solution specified.</p>
<p>PC 60 Scale The scale and location of the industrial use on the site should contribute to the amenity of the Zone.</p>	<p>AS 60.1 Total use area is no more than 70% of the site; and</p> <p>AS 60.2 Buildings and structures are less than 10 metres in height and not more than 2 storeys at any point above the natural ground level; and</p> <p>AS 60.3 Boundary clearance for any building or structure is 100 metres or more from any road frontage; and</p> <p>AS 60.4 Side boundary clearance for any building or structure is 100 metres or more; and</p>

Performance Criteria	Acceptable Solution
	<p>AS 60.5 Rear boundary clearances are 100 metres or more from property boundary; and</p> <p>AS 60.6 Where adjoining residential land, the setback along the common boundary is 100 metres or more.</p>
<p>PC 61 Landscaping Landscaping on the site</p> <p>a) contributes positively to the built form and the street;</p> <p>b) reduces the impact of the size and scale of the buildings; and</p> <p>c) does not interfere with electricity infrastructure items</p>	<p>AS 61.1 Landscaping is provided with a minimum width of 2 metres along site boundaries; and</p> <p>AS 61.2 Vegetation is to have a mature height of 3 metres within 5 years of planting.</p> <p>AS 61.3 Ground covers should fully cover the vegetation strip within 1 year of planting.</p>
<p>PC 62 Amenity The amenity of residential uses adjacent to the industrial area is protected through appropriate boundary screening.</p>	<p>AS 62.1 Where the site adjoins residential uses a solid screen wall of 2-metre height is to be erected on the boundary in addition to landscaping requirements.</p>
<p>PC 63.1 Building and Structure Design The building is designed and orientated to be identifiable from the street.</p>	<p>AS 63.1 The office space of each building is sited and orientated towards the principal road frontage.</p>
<p>PC 63.2 Building and Structure Design Buildings are designed and finished to a high quality appearance.</p>	<p>AS 63.2 No solution specified.</p>
Refrigerated Animal Carcass Storage	
<p>PC 64 Location Refrigerated Animal Carcass storage boxes will be located where they are not visually intrusive when viewed from a public place and does not adversely affect the visual amenity of any Residential locality.</p>	<p>AS 64.1 Refrigerated Animal Carcass storage boxes are to be located on sites at least 50 metres from any dwelling and the refrigerated box screened with dense vegetation and/or a solid fence of a minimum height of 2m so that unloading or loading carcasses is hidden from view of public and residential areas.</p>
<p>PC 65 Waste Management Solid and liquid waste created by the use does not contaminate stormwater.</p>	<p>AS 65.1 A wash down facility and/or carcass preparation facility is required on site that ensures waste does not enter stormwater drainage.</p>
<p>PC 66 Buffers Adequate buffers are provided to protect the Rural Residential Zone from Agricultural and Industrial Activities, whilst also ensuring the integrity and viability of such industries is maintained.</p>	<p>AS 66.1 No Solution Specified</p>
Service Station	
<p>PC 67 Location Development must be located where there is convenient access.</p>	<p>AS 67.1 The site is located on a corner allotment that has a minimum of two road frontages.</p>

Performance Criteria	Acceptable Solution
Telecommunications Facility.	
<p>PC 68 Visual Impact Development is visually integrated with its landscape or townscape so as to not be visually dominant or unduly visually obtrusive.</p>	<p>AS 68.1 No solution specified</p>
Temporary Workers Accommodation	
<p>PC 69 Fire Safety The use should ensure high levels of fire safety.</p>	<p>AS 69.1 No solution specified.</p>
<p>PC 70 Road Access Council road network is not unduly affected by the establishment of the camp.</p>	<p>AS 70.1 Construction machinery and other vehicular traffic do not access the camp by travelling on or across the local government road network as identified on Map R1 – State Controlled Roads</p>
<p>PC 71 Separation Distance The establishment of the camp does not unduly affect existing residential premises.</p>	<p>AS 71.1 No camp is established within: a) 30 metres of existing of existing residential premises; and b) 15 metres of a roadway.</p>
<p>PC 72 Amenity The camp buildings, layout and construction do not substantially detract from the amenity of the neighbourhood.</p>	<p>AS 72.1 All building's external cladding is not damaged; and</p> <p>AS 72.2 The age of any building is no older than 5 years; and</p> <p>AS 72.3 The layout of the buildings is: a) located at least 3 metres apart; b) are sited in clusters with no more than 6 buildings per clusters; c) space between cluster is no less than 10 metres; and d) buildings occupy no more than 30% of the site area.</p> <p>AS 72.4 Car parking is provided: a) on site; b) at 1 parking space for each bed provided in the camp, unless private transport is provided by the camp manager; and c) which is paved with minimal dust producing materials or sealed.</p>
Tourist Facility	
<p>PC 73 Site 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>AS 73.1 For a caravan park or camping ground A minimum site area is 4000m².</p> <p>AS 73.2 For Tourist accommodation units A buildings and roofed structures do not occupy more than 40% of the site area; and</p> <p>AS 73.3 If adjacent to residential areas, all</p>

Performance Criteria	Acceptable Solution
	<p>buildings have a minimum setback of 6m from a road and 3 m from any other boundary; or</p> <p>AS 73.4 If not adjacent to residential areas, all building have a minimum setback of 3m from each boundary of the site area.</p>
<p>PC 74 Amenity Adequate amenity is available for individual caravan or camping sites or tourist accommodation units.</p>	<p>AS 74.1 There is not more than 1 caravan or camping site or tourist accommodation unit for each 120m² of site area; and</p> <p>AS 74.2 For a caravan park or camping ground - 10% of the site area, exclusive of landscaped setbacks, is provided for open space.</p>
<p>PC 75 Landscaping Landscaping contributes to a pleasant and relaxing environment for visitors.</p>	<p>AS 75.1 No solution specified.</p>

PART 5 - CODES

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

5.1 Advertising Devices Code

The following provisions comprise the Advertising Devices Code:

- Compliance with the Advertising Devices Code (section 5.1.1);
- Overall outcomes for the Advertising Devices Code (section 5.1.2);
- Performance Criteria for the Advertising Devices Code (section 5.1.3).

5.1.1 Compliance with the Advertising Devices Code

An application for development that achieves the performance criteria in section 5.1.3, complies with the Advertising Devices Code.

5.1.2 Overall Outcome for the Advertising Devices Code

- (i) The overall outcome is the purpose of the code;
- (ii) The overall outcomes sought for the Advertising Devices Code are that:
 - the Town's rural image is not compromised by advertising and signage, and is aesthetically acceptable;
 - advertising and signage is compatible with the site, the character of the local area, safely constructed, and do not create a hazard to pedestrians, cyclists and vehicular traffic.

5.1.3 Performance Criteria for the Advertising Devices Code

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

PERFORMANCE CRITERIA AND ACCEPTABLE SOLUTIONS FOR THE ADVERTISING DEVICES CODE

TABLE 5

Performance Criteria	Acceptable Solutions
<p>PC 1 Advertising signs and hoardings are located and of a size to minimise impacts on the visual amenity of an area.</p>	<p>AS 1.1 Advertising signage:</p> <ul style="list-style-type: none"> a) where not located on buildings, does not exceed 6 metres in height above natural ground level; b) does not exceed 18m² of surface area; c) 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; d) complies with the maximum dimensions and distances set out in Table 6. <p>AS 1.2 Advertising hoardings are not located in the Residential Zone.</p> <p>AS 1.3 Advertising signs in the Residential Zone are for the purposes of a home business or host home accommodation and does not exceed 0.3m² in area.</p>
<p>PC 2 Freestanding signs are positioned to ensure adequate setbacks from entries and exits, and to ensure safe movement of vehicular traffic.</p>	<p>AS 2.1 No acceptable solution is provided.</p>
<p>PC 3 Advertising signs and hoardings are designed and constructed to avoid clutter and to be of high quality.</p>	<p>AS 3.1 The number of signs and hoardings are limited to that set out in Table 6.</p> <p>AS 3.2 Advertising Signs and hoardings do not include:</p> <ul style="list-style-type: none"> a) promotional pamphlets or signs pasted or affixed to any structure, machine or device noticeable from any road, street, footway, reserve or other public place; b) signs placed on vehicles, which are parked or left standing on any road, street, footway, park, reserve or other public place; c) balloons or signs placed on balloons having a volume of air or other gas greater than 0.125m³;
<p>PC 4 Advertising signs and hoardings maintain the safety and efficiency of state controlled road corridors (as identified on <i>Map R1 – State Controlled Roads</i>).</p>	<p>AS 4.1 Advertising signs and hoardings comply with the Department of Main Roads Policy for Advertising on or near State-controlled roads.</p>

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

TABLE 6

Type of Signage	Number of Signs	Maximum Dimensions
Under awning signs (signs securely fixed under a permanent awning).	One per tenant	Length 2.4 metres; width 200 mm.
Fascia signs (signs painted to the fascia of the permanent awning).	One per tenant	The face of the fascia.
Flush wall signs (signs secured flat to a building or fence or painted on a building or fence).	One per tenant	Length 3 metres; depth 3 metres.
Above awning signs (signs securely fixed above a permanent awning).	One per tenant	Length 3 metres; width 200 mm.
Wall mounted signs (signs securely fixed to a wall of a building that do not protrude more than 1.2 metres from the wall).	One per tenant	Length 1.2 metres; depth 600 mm.
Roof signs (signs securely fixed to either the roof or parapet wall at the front of a building).	One per tenant	Length 3 metres; depth 1.5 metres.
Freestanding Signs	One per tenant	6 metres in height above natural ground level. Maximum area of 18 m ² .
Advertising Hoardings	two per lot provided the proposed advertising hoarding is: <ul style="list-style-type: none"> • Not less than 250 metres from an existing advertising device • Not less than one (1) kilometre along the road frontage from an existing advertising device on the opposite side of the road 	10 metres in height above natural ground level. Maximum area of 24m ²

5.2 Filling and Excavation Code

The following provisions comprise the Filling and Excavation Code:

- Compliance with the Filling and Excavation Code (section 5.2.1);
- Overall outcomes of the Filling and Excavation Code (section 5.2.2);
- Performance criteria and Acceptable Solutions for the Filling and Excavation Code (section 5.2.3).

5.2.1 Compliance with the Filling and Excavation Code

An application for development that achieves the performance criteria in section 5.2.3, complies with the Filling and Excavation Code.

5.2.2 Overall Outcome for the Filling and Excavation Code

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

5.2.3 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 Solutions
<p>PC 1 Impacts on visual amenity or instability of nearby land are minimised.</p>	<p>AS 1.1 No solution specified</p>
<p>PC 2 The environmental values of receiving waterways are protected.</p>	<p>AS 2.1 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>AS 2.2 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>AS 2.3 Excavation and filling is undertaken in accordance with Schedule 7: "Standards for Construction Activity".</p>
<p>PC 3 Existing drainage or flood flows, either upstream or downstream of the site, are maintained.</p>	<p>AS 3.1 No solution specified.</p>
<p>PC 4 Filling and excavation minimises impacts from dust or noise.</p>	<p>AS 4.1 The excavation or fill material is watered to maintain water content and thereby prevent dust entrainment.</p> <p>AS 4.2 Operating hours are between 7.00 am and 6.00 pm, weekdays and Saturdays, with no operation on Sundays or public holidays.</p>
<p>PC 5 Filling and excavation is undertaken in a safe manner with respect to adjacent and overhead electricity infrastructure</p>	<p>AS 5.1 Filling and/or excavation under or adjacent to electricity infrastructure items is not undertaken.</p>
<p>PC 6 Noise generated from filling and excavation activities are within acceptable levels that do not adversely impact on surrounding amenity.</p>	<p>AS 6.1 Except for extractive industry, the total duration of filling and excavation operations does not exceed 4 weeks.</p> <p>AS 6.2 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>PC 7 That public infrastructure items and works are protected from adverse impacts by excavation and/or filling work.</p>	<p>AS 7.1 No solution specified.</p>

5.3 Reconfiguring a Lot Code

The following provisions comprise the Reconfiguring a Lot Code:

- Compliance with the Reconfiguring a Lot Code (section 5.3.1);
- Overall Outcomes of the Reconfiguring a Lot Code (section 5.3.2);
- Performance Criteria for the Reconfiguring a Lot Code (section 5.3.3).

5.3.1 *Compliance with the Reconfiguring a Lot Code*

An application for development that achieves the performance criteria in section 5.3.3, complies with the Reconfiguring a Lot Code.

5.3.2 *Overall Outcomes for the Reconfiguring a Lot Code*

- (i) The overall outcomes are the purpose of the code;
- (ii) The overall outcomes sought for the Reconfiguring a Lot Code are that the location, size and design of lots:
 - (a) are suited to the intended use and the policy intent of the relevant Area;
 - (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) ensures GQAL is protected from fragmentation, alienation or encroachment of incompatible land uses in accordance with State Planning Policy 1/92 – Development and Conservation of Agricultural Land;
 - (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.

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

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

PERFORMANCE CRITERIA AND ACCEPTABLE SOLUTIONS FOR THE RECONFIGURING A LOT CODE

TABLE 8

Performance Criteria	Acceptable Solution
Minimum Lot Size	
<p>PC 1 Rural Area – Minimum Lot Size The reconfiguring of lots ensures the Rural Area retains its viability as an area of primary production consistent with the local character.</p>	<p>AS 1.1 For land identified on <i>Map R2</i> as Good Quality Agricultural Land; (a) All lots have a minimum area of 20 hectares. (b) a minimum frontage of 200 metres</p>
<p>PC 2 Rural Residential Zone – Minimum Lot Size Lots within the Rural Residential Zone are of sufficient size to maintain the rural amenity and to accommodate low density residential uses, consistent with the local character.</p>	<p>AS 2.1 For land in the Rural Residential Zone, as shown on Maps P2-P5: All lots have: (a) a minimum area of 1ha and a maximum area of 4ha (b) a frontage to depth ratio of 1:4 (c) a minimum frontage of 60 metres and a minimum depth of 80 metres</p>
<p>PC 3 Commercial Zone – Minimum Lot Size Lots within the Commercial Zone are of sufficient size to accommodate uses consistent with the local character.</p>	<p>AS 3.1 All lots have: (a) a minimum area of 250m² and (b) a frontage to depth ratio of 1:4.</p>
<p>PC 4 Industry Zone – Minimum Lot Size. Lots within the Industrial Zone are of sufficient size to accommodate industrial uses, consistent with the local character.</p>	<p>AS 4.1 All lots have: (a) a minimum area of 800 sq metres; and (b) a frontage to depth ratio of 1:4.</p>
<p>PC 5 Residential Zone – Minimum Lot Size Lots within the Residential Zone are of sufficient size to accommodate residential uses, consistent with the local character and allow for adequate effluent disposal.</p>	<p>AS 5.1 All lots have: (a) a minimum area of 800 sq metres when in a reticulated sewerage area; (b) a frontage to depth ratio of 1:2</p>
<p>PC 6 Special Use Zone – Minimum Lot Size Lots within the Special Use Zone are of sufficient size to accommodate the intended uses, consistent with the local character.</p>	<p>AS 6.1 No solution specified</p>
<p>PC 7 Open Space and Recreation Zone and Rural Area – Minimum Lot Size. Lots within the Open Space and Recreation Zone and Rural Area are of a sufficient size to accommodate recreation uses, consistent with the local character.</p>	<p>AS 7.1 No solution specified.</p>
For the Urban Area and the Rural Area	
<p>PC 8 Layout and Design The reconfiguration of lots: a) ensures safe and liveable communities; b) ensures safe and legible vehicle and pedestrian movement areas and roads; c) integrates with adjoining land; and</p>	<p>AS 8.1 No solution specified.</p>

d) ensures and protects environmental values, significant features, open space areas and areas of high conservation or landscape value.	
<p>PC 9 Siting of Buildings and Structures Lot size, layout and design ensures futures uses are able to comply with separation distances for buildings and structures in respect of:</p> <p>a) watercourses; b) ridgelines and escarpments; c) cultural heritage places; d) GQAL;⁴⁰ and d) protected areas.</p>	AS 9.1 No solution specified.
<p>PC 10 Electricity Transmission Line Easement Lot layout and design adjoining an Electricity transmission line easement promotes community safety and well being.</p>	AS 10.1 Lot layout design is in accordance with Schedule 3: "Powerline/Electricity Easements"
<p>PC 11 Street Lighting Street lighting is provided:</p> <p>a) to ensure safety of vehicles, cyclists and pedestrians; and b) to an appropriate engineering standard.</p>	AS 11.1 Street lighting is designed and constructed in accordance with Schedule 2: "Standards for Roads, Car parking Access and Manoeuvring Areas".
<p>PC 12 Water Supply Each lot has an adequate volume and supply of water, which is also adequate for fire fighting purposes.⁴¹</p>	AS 12.1 Each lot is connected to Council's reticulated water supply system in accordance with Schedule 4: "Standards for Water Supply".
<p>PC 13 Effluent Disposal 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>	AS 13.1 Each lot is connected to Council's reticulated sewerage system in accordance with Schedule 5: "Standards for Sewerage Supply".
<p>PC 14 Stormwater Stormwater is collected and discharged so as to:</p> <p>a) protect the stability of buildings or use of adjacent land; and b) protect and maintain environmental values.</p>	AS 14.1 Stormwater is collected and discharged in accordance with Schedule 6: "Standards for Stormwater Drainage".
<p>PC 15 Electricity Each lot is provided with an adequate supply of electricity.</p>	AS 15.1 Each lot is connected to the reticulated electricity supply.
<p>PC 16 Vehicle Access Vehicle access is provided to each lot to ensure safe and functional operation for motorists and pedestrians.</p>	AS 16.1 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".
<p>PC 17 Roads, Firebreaks and Fire Maintenance Trails Adequate all weather road access is provided between each lot and the existing road network. In high and medium bushfire hazard areas,</p>	AS 17.1 Roads are designed and constructed in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".

⁴⁰ Proposed subdivision complies with principles of SPP 1/92 – Development and Conservation of Good Quality Agricultural Land.

⁴¹ This does not include a water allocation from State Government

adequate road access is provided for fire fighting/ other emergency vehicles and for safe evacuation.	AS 17.2 For lots in high and medium bushfire hazard areas as identified on Map R4 – Bushfire Hazard Areas : 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”.
PC 18 Electricity transmission Line Easement – Separation Distance Habitable rooms and child oriented uses are separated from electricity easements to ensure community safety.	AS 18.1 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”.
PC 19 Excavation and Filling 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.	AS 19.1 Excavation or filling is undertaken in accordance with Schedule 7: “Standards for Construction Activities”.
PC 20 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AS 20.1 During construction, soil erosion and sediment is controlled in accordance with Schedule 7: “Standards for Construction Activity”.
PC 21 Bushfire Hazard Area 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.	AS 21.1 Reconfiguring a lot is not undertaken in Bushfire Hazard areas as identified as High or Medium Hazard on Map R4 – Bushfire Hazard Areas

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:

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

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

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

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

Catering Shop;
Commercial premises;
Hotel
Professional office
Shop; and
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:

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

“Council” means the Council of the Town of Roma.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

"Host Home Accommodation" means any premises where the owner or host resides on the premises on a full time basis, and provides accommodation for visitors. The term includes bed and breakfasts, and accommodation provided in conjunction with the use of the premises for agriculture or animal husbandry.

"Hotel" means any premises licensed under the Liquor Act 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 Liquor Act
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)	
Exhibition	

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

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

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

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

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

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

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

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

The term includes:

- (a) the ancillary storage of flammable or combustible liquids in accordance with the *Dangerous Goods Safety Management Regulation 2001*, Part 4 Flammable and Combustible Liquids, but not in quantities that would require licensing under that regulation; and
- (b) activities commonly referred to as service trades or service industry.

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

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

- (a) are likely to result in material environmental harm (as defined in the Environmental Protection Act 1994), due to the materials or processes involved or the products or wastes produced;
- (b) are likely to generate noise greater than Labg.T +5db(A) at any boundary of the site; or
- (c) require a licence under the *Dangerous Goods Safety Management Regulation 2001*, Part 4 Flammable and Combustible Liquids, and are within 200m of land Aread 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 purposes⁴²; and/or
- b. are temporarily held pending transportation or marketing

This term does not include those premises known as Bassett Park, Northern Road, Roma, and Roma Saleyards Complex, Warrego Highway, Roma.

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

Aquaculture
 Dairy
 Commercial Livestock Dip
 Cattle Feed Lot
 Piggery
 Stable
 Cattery
 Kennel
 Commercial Stockyard

⁴² Excluding supplemental feeding for weaning purposes or for emergency purposes.

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

"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 50m² or 10%, whichever is the lesser.

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

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

"Noxious of Offensive Industry" means an industry where:

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

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

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

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

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

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

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

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

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

Accountants	Consultants (not associated with equipment sales)
Actuaries	Debt collectors

Advertising consultants/agents Analysis – market, systems	Draftsmen Engineers – chemical, civil, communication, designing, electrical, mechanical, structural Geologists Landscape architects Photographers Planners – regional, city, town and country Solicitors Surveyors – aircraft, building, engineering, health, marine, mining, quantity, registered, ship
Architects Artists – commercial, teachers Attorneys – patent Auditors Authors Barristers	Teachers (other than a dancing teacher or a music teacher) Valuers
Cartographers	
Consuls	

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

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

The term does not include Telecommunications facility.

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

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

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

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

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

The term includes sheds, garages and shipping containers.

“Retail Showroom” means premises intended for the display or offer for sale or hire of goods where the sales use is ancillary to the storage, manufacturing or assembly of goods either on site or within the same building. The term does not include commercial premises, hotel, industry, retail showroom or shopping centre as herein defined.

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

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

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

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

The term does not include Shop or Industry.

“Shop” means any premises not exceeding a gross floor area of 250 square metres and comprising one or more traders or occupiers used for the purpose of displaying or offering goods for sale or hire to the public or for the rendering of personal services to the public. The term includes ancillary storage of goods and administration and accounting activities. The term does not include commercial premises, hotel, industry, retail showroom or shopping centre as herein defined.

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

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

A **“Major Shopping Development”** is defined as a development that includes or comprises:

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

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

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

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

“Special Use” means any premises or use of land by a local, state or commonwealth government or its corporation or agency or a community service organisation. The term includes:

Blue Care	Hospital
Cemetery	Police Station
Crematorium [where provided by an organisation listed above]	State Education Establishments
Community hall and centre	State Emergency Centre

The term does not include parks or public utilities as defined herein.

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

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

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

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

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

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

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

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

“Temporary Accommodation” means an approved⁴³ 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.

⁴³ 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
Traffic Catchment (max)	50 lots (500 vpd)	150 lots (1500 vpd)	8 hectares (3000 vpd)	N/A
Design Speed (max)	50 kph	50 kph	50 kph	60 kph
Carriageway Lanes (No)	2	2 plus parking	2 plus 2 parking	2 plus 2 parking
Carriageway Widths (measured between channel inverts) (Explanation 3)	12 m except cul de sac- 10m	15 m except < 30 lots 12m	12 m	15 m
Verge Width (min)	4 m	4.0 m	5.5 m	5.5 m
Road Reserve Width Minimum	20 m except cul de sac-18m	20 m	25 m	25 m
Carriageway Longitudinal Drainage Kerbing required?	Yes	Yes	Yes	Yes
Kerb Types Longitudinal kerb & channel Traffic islands Kerb connectors required at subdivisional stage?	Layback Type M3 (Explanation 2) Semi-mountable No			
Footpaths Required? Width	No	Yes > 60 lots 1.2 m both sides	No	Yes 1.2 both sides
Dual Use Footpath / Cycleway Required? Width (minimum)	Yes 1.5 m	Yes 1.5 m	N/A N/A	Yes 2.0 m
Carriageway Grades 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%
Vertical Sight Distance General minimum distance	40 m (Explanation 4)	60 m (Explanation 4)	110 m (Explanation 4)	110 m (Explanation 4)
Carriageway Crossfall 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%
Carriageway Seal Required (new roads)	Bitumen (Explanation 5)	Bitumen (Explanation 5)	Bitumen (Explanation 5)	Bitumen (Explanation 5)
Road Widening Seal Type Crossfall	As above As above	As above As above	As above As above	As above As above
Pavement Design Method	Austrroads	Austrroads	DMR	DMR

Description	Local Access Place / Access Street	Local Collector Street	Local Industrial Street	Trunk Collector / Arterial
Minimum Pavement Depths	300 mm (240mm allowed in some limited areas)	300 mm	300 mm	300 mm
Speed Control Devices Required?	Yes (No speed bumps)	Yes < 60 lots (No speed bumps)	No	No
Superelevation of Carriageway required?	No	No	No	No
Private Access to Property – maximum grade	(Explanation 8)	(Explanation 8)	(Explanation 8)	(Explanation 8)
Features in Paving (eg: paving, patterned concrete to thresholds, infills etc)	Acceptable at intersections and speed control devices	Acceptable at intersections and speed control devices	Not acceptable	Not acceptable
Cul-de-sac (max. length 200 m) 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	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
Street Lighting	(Explanation 1)	(Explanation 1)	(Explanation 1)	(Explanation 1)
Utility Service Allocations 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	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	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	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

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

Table Explanations

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 (eg: fences).
3. For rural residential subdivision where no kerb and channel is provided, the width of the sealed carriageway required is 7 metres.
4. In accordance with the relevant section of Queensland Streets.
5. Two coats primer seal 14 mm & 7 mm 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 2 m 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 ⁴⁴	Minimum Service Vehicle Provision
Accommodation Units	1.5 spaces for each dwelling unit up to 10 units then 1.4 spaces per additional unit, and 0.5 spaces for each rooming unit and 0.25 spaces for each dormitory or nursing home bed. Student accommodation 0.7 spaces per student.	SRV where more than 10 units.
Caravan Park	1 space for each site, plus 1 car washing bay for each 10 relocatable home and caravan sites.	HRV

⁴⁴ A contribution in lieu of car parking provisions may be accepted in accordance with Planning Scheme Policy No 7.

Purpose	Minimum Number of Car Parking Spaces ⁴⁴	Minimum Service Vehicle Provision
Catering Shop	1 space for each 10 m ² or part thereof of GFA plus room for 8 vehicles to queue if the premises includes a drive through facility.	SRV, or AV where part of a shopping centre
Commercial Premises	1 space for each 40 m ² or part thereof of GFA.	SRV
Dual Occupancy	0.7 spaces per bedroom.	-
Dwelling House	1 space.	-
Educational Establishment	1 space for each staff member plus either 1 space for each 20 students for a secondary school or 1 space for each 10 students for a tertiary education facility.	SRV
Health Care Premises	1 space for each 30 m ² of part thereof of GFA.	-
Home-Based Business	In addition to that required for the Dwelling House - 1 space; or - 2 spaces where an employee is engaged.	-
Host Home Accommodation	1 space per guest sleeping room.	-
Hotel	1 space for each 30 m ² or part thereof of non-residential GFA plus 1 space for each dwelling and rooming unit.	AV
Indoor Entertainment	1 space for each 20 m ² or part thereof of GFA or 1 space per 4 users or visitors whichever is greater. Plus, 1 bus parking space (minimum dimensions as specified).	SRV
Industry	1 space for each 2.5 employees or 1 space for each 100 m ² or part thereof of GFA, or 2 spaces, whichever is greater. OR Where a service trade activity: 1 space for each 20 m ² or part thereof or retail GFA plus 1 space for each 50 m ² or part thereof of other GFA.	AV where the site has an area of not less than 2 000 m ² . HRV otherwise.
Miscellaneous Use	As determined by Council.	-
Motel	1 space for each unit, plus 1 space for a resident manager, plus 1 space per 30 m ² GFA of dining area that the motel might have. Plus, one bus parking space (minimum dimensions as specified).	SRV
Outdoor Entertainment	4 spaces per playing court, plus 30 parking spaces for a bowling green, plus 25 spaces per hockey, football or cricket field, plus 1 space for every 40 m ² of public swimming pool area. Plus, 1 bus parking space (minimum dimensions as specified).	-
Professional Office	1 car space per 40 m ² of gross floor area.	N/A
Service Station	4 spaces for each service bay plus 1 space for each 30 m ² or part thereof of GFA of any shop component of the use.	AV

Purpose	Minimum Number of Car Parking Spaces ⁴⁴	Minimum Service Vehicle Provision
Shop & Shopping Centre Major Shopping Development	1 space for each 40 m ² 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"> • The car parking spaces immediately in front of the shop between the property boundary lines; and • Half the car parking spaces with in the median strip contained with the extension of the property boundary. Plus, 1 bus parking space (minimum dimensions as specified) where part of a shopping centre. Such spaces as Council require for the proposed development but no less than 1 space for each 40 m ² or part thereof of GFA.	AV where part of a shopping centre, SRV otherwise.
Showroom	1 space for each 50 m ² or par thereof of GFA.	HRV
Transport Depot	0.6 spaces for each truck in the fleet plus 1 space for each 150 m ² of GFA. Plus, 1 bus parking space (dimensions as specified).	AV
Warehouse	1 space for each 50 m ² or part thereof of office GFA plus 1 space for each 150 m ² or part thereof of other GFA.	AV where the site has an area of not less than 2 000 m ² , 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

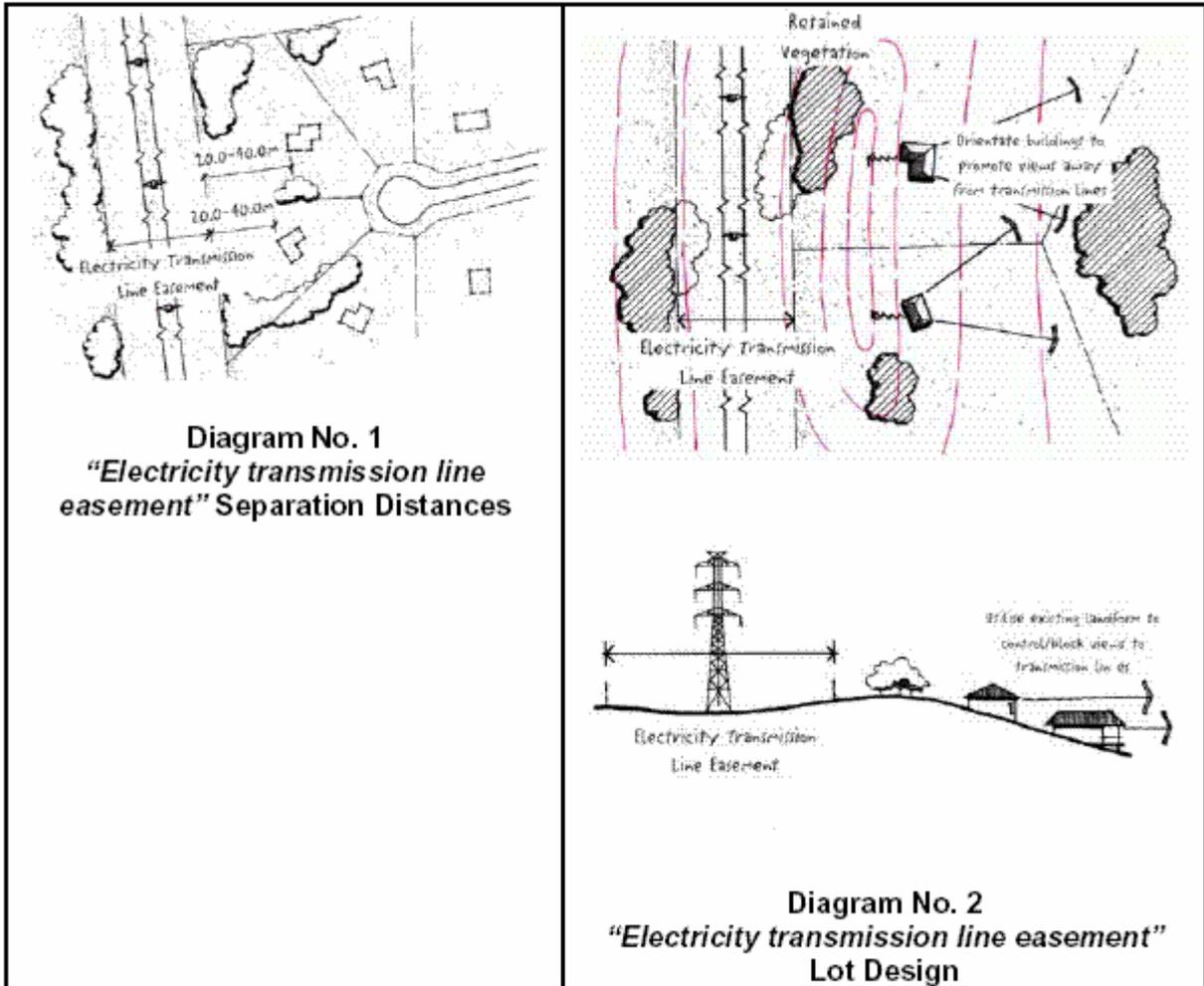
Parking space minimum dimensions to be in accordance with Australian Standard AS2890.1 – 1993 Parking Facilities Part 1: Off-street car parking

Schedule 3 - Powerline/Electricity Easements

1. Separation from Powerline/Electricity Easements

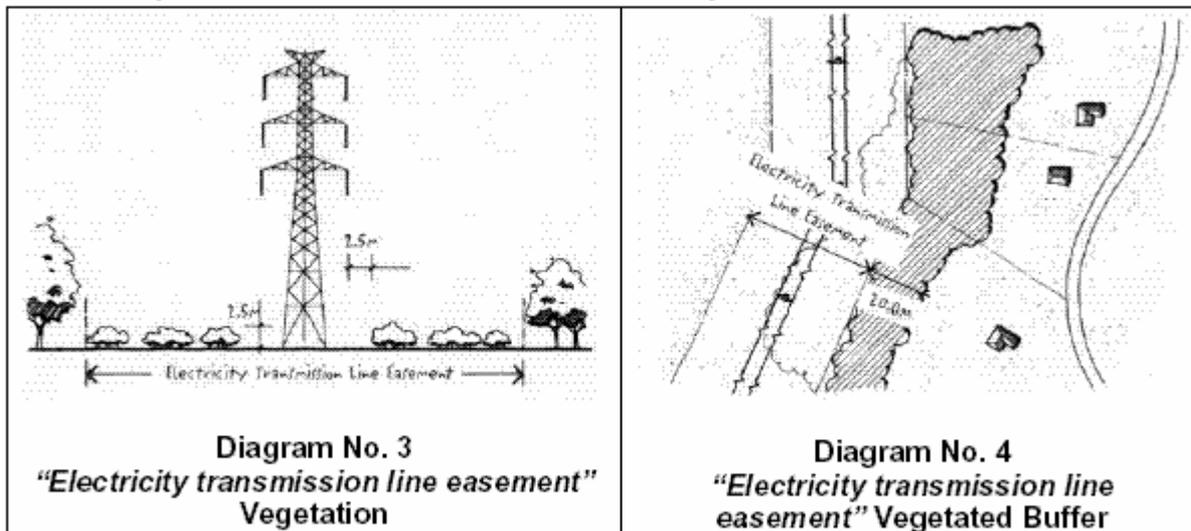
Separation to Powerline/Electricity Easements in accordance with the following distances:

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



2. Powerline/Electricity Easements – Vegetation and Vegetated Buffers

Vegetation and Vegetated Buffers in accordance with the following



Schedule 4 - Standards for Water Supply

(1) Standards for Reticulated Water Supply

Reticulated Water Supply in accordance with:

WSA03 Water Reticulation Code of Australia DNRM 2002
Guidelines for Planning and Design of Urban Water Supply Schemes DNRM.

Schedule 5 - Standards for Sewerage Supply

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

WSA02 Sewerage Code of Australia DNRM 2002
WSA04 Pumping Station Code of Australia DNRM 2001
Guidelines for Planning and Design of Sewerage Supply Schemes Volume 1 and Volume 2 DNRM

(2) Standards for On-Site Sewerage is in accordance with:

On Site Sewerage Code DLGP
AS1547.2000
On-Site Sewerage Facilities Guidelines for Effluent Quality DLGP

Schedule 6 – Standards for Stormwater Drainage

(1) Standards for Stormwater Drainage are in accordance with:

Qld Urban Drainage Manual (Volume1 text, Volume 2 Design Charts)
Australian Rainfall and Runoff (Volume 1 A guide to Flood Estimation).

Schedule 7 - Standards for Construction Activity

(1) Construction Standards in accordance with:

Soil Erosion and Sediment Control – Engineering Guidelines for Queensland Construction Sites (IE Aust
– or later versions)

Schedule 8 - Environmental Management Plan Guidelines

(1) This Policy provides guidelines for the preparation of an Environmental Management Plan and/or a Conservation Agreement.

(2) In the Planning Scheme, environmental protection and conservation is identified as one of the desired environmental outcomes for the Shire in that:

- Areas of high scenic amenity, remnant vegetation, existing wetlands, and fauna habitats of the Shire are protected;
- Land degradation, including contamination, erosion, salinity, and landslip, is reduced and the potential for further degradation is minimised;
- Ecological sustainability is achieved by maintaining and improving biodiversity, water and air quality.

(3) **Environmental Management Plan:**

- i. An Environmental Management Plan shall be submitted with an application that conserves and protects areas identified by and/or considered by Council to be subjected to, or potentially subject to landslip, erosion, erosive flooding, salinity or any other form of land degradation; or for areas where building work may impact on the environment and amenity of the neighbourhood.
- ii. The Environmental Management Plan is required to address only the environmental issues relevant to the particular application. For example, if only flooding was identified for the application, the Environmental Management Plan will then only be required to address issues such as flooding and water quality.
- iii. An Environmental Management Plan must be prepared by a suitably qualified consultant and/or agency, and must include details of the author's qualifications. Any proposal requiring the submission of an Environmental Management Plan shall conduct works and operations in accordance with the approved Environmental Management Plan. Council may refuse an application if an Environmental Management Plan has not been completed to Council's satisfaction. The Environmental Management Plan should serve the function of integrating environmental conditions under various legislations or for local government approval into a site management system.
- iv. The Environmental Management Plan should link findings of development assessment (such as impact assessment) into the management system and ongoing auditing of environmental performance.
- v. The Environmental Management Plan shall contain the following information where relevant, and other matters at the discretion of Council.

(a) ***Land Capability Assessment***

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

Soil analysis of representative soil profiles to 1.5 m should be provided for each soil identified. The soil analysis should include the following:

- Electrical Conductivity (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 watertables either on site or on adjacent lands.

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

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

(h) **Rehabilitation**

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

(i) **Noise**

Nearby noise sensitive places should be identified. Noise levels generated from the proposal and noise mitigation measures during construction and operation should be identified. The plan should demonstrate consistency with relevant legislation and policies.

(j) **Air**

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

(k) **Water Supply**

Details on the method and adequacy of water supply.

(l) **Waste Disposal**

Details on the method and adequacy of solid waste disposal.

(m) Flooding

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

(n) Remedial Measures

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

(o) Environmental Impact Statement

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

(p) Risk Investigation

Council may require applicants to prepare a risk investigation addressing:

- (i) The extent of potential hazards to environmental integrity, public safety and human life;
- (ii) The possible frequency of potential hazards, accidents, abnormal events. Assess possible cumulative impacts if more than one hazard should occur;
- (iii) Measures taken to protect the environment from pollution and damage associated with accidents and abnormal events;
- (iv) Emergency procedures and contingency plans.

(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 managed by the land holder to conserve the area's natural resources, provide for its controlled use, in accordance with the Planning Scheme, Council's local laws and other relevant statute.

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

- (a) *Nature Refuge Agreements*, which are administered by the Environmental Protection Agency and operate under the Queensland Nature Conservation Act 1992. Nature Refuge Agreements may be attached to the land title.
- (b) *Registrable Planning Covenants*, which operate under the *Land Act 1994*, the *Land Title Act 1994* and the *Integrated Planning Act 1997*. Registrable planning covenants bind the covenantor (landowner or leaseholder) and successors in title.

- (c) *Voluntary Conservation Agreements*, which are administered by local governments. Voluntary conservation agreements do not attach to the land title.

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

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

ATTACHMENT 1**Preparing and Writing a Conservation Agreement**

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

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

Schedule 9 - Historic Cultural Places – Town of Roma

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

PLACE ID	PLACE NAME	STREET ADDRESS	TOWN/SUBURB	STATUS
0	Bungil Creek Bridge – Roma		Roma	Reported
0	Roma Railway Complex		Roma	Reported
0	Bridge – Roma		Roma	Reported
0	1 st Masonic Hall		Roma	Reported
0	Roma Hospital	197 – 235 McDowall Street	Roma	Reported
0	Main Block	197 – 235 McDowall Street	Roma	Reported
0	Engineers Office	197 – 235 McDowall Street	Roma	Reported
0	Nurses Quarters	197 – 235 McDowall Street	Roma	Reported
0	Pathology Block	197 – 235 McDowall Street	Roma	Reported
600824	War Memorial and Heroes Avenue	Wyndham Street	Roma	Permanent
601254	St Paul's Anglican Church	To be determined	Roma	Reported
601285	Roma Court House and Police Buildings	McDowall Street	Roma	Permanent
601536	Roma Government Complex	42 Bungil Street	Roma	Permanent
601689	Hibernian Hall	38 – 44 Hawthorne Street	Roma	Permanent
601767	Romavilla Winery Building and Distillery	Northern Road	Roma	Nominated
601775	Ace Drapers	86 McDowall Street	Roma	Nominated
602155	Former State Butcher's Shop	75 Arthur Street	Roma	Permanent

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

The following historic places are identified by Council as a place or building of significance:

PLACE NAME	STREET ADDRESS	TOWN/SUBURB
Commonwealth Hotel	75 Wyndham Street	Roma
McCabe's Pharmacy	84 McDowall Street	Roma
Old Town Council Building	61 – 71 McDowall Street	Roma
Royal Hotel	99 McDowall Street	Roma
School of Arts Hotel	104 McDowall Street	Roma
Skill Centred Office	72 McDowall Street	Roma
Western Star Office	120 McDowall Street	Roma
Winnathoola	46-48 Northern Road	Roma

Schedule 10 - Separation Distances for Intensive Animal Industries

1. Separation of Intensive Animal Industries from Sensitive Land Uses

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

Type of Intensive Animal Industry	Animal/Fowl Numbers	Town Area (metres)	Public Roads (metres)	Other Boundaries of Land (metres)	Sensitive land uses other than in the Town Area (metres)	Watercourses, wells and bores (metres)
Piggery (Standard Pig Units)	Any	15 000				
Poultry Farm	Up to 1000	2000	80	40	800	100
	1001-10000	4000	120	40	1000	100
	>10000	5000	140	40	2000	100
Lot Feeding (Cattle: Standard Cattle Units)	Any	15 000				
Sheep/Goats	Any	15 000				
Other	All	1000	70	40	700	100

2. Separation of Sensitive Land Uses from Intensive Animal Industries

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

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

Schedule 11 – Separation Distances for Extractive Industries

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

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

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

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

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

2. Firebreaks and Fire Maintenance Trails

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

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.⁴⁵

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.

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;

⁴⁵ An information request may be made pursuant to section 3.3.6 of IPA

- 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;
- 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;
 - details of any proposed easements for access and other purposes.
- (2) Details of the needs for and suitability of the proposed reconfiguration (subdivision) should be provided. Appropriate information would include:
- Existing subdivision pattern in the locality;
 - The nature of the proposed subdivision within the context of that existing subdivision pattern;
Availability of alternative locations that may reduce the need for the proposed subdivision;
 - Availability of lots within the locality and recent trends in development and occupation of those lots;
 - Anticipated effect of the proposed subdivision on the future use and development of land in the locality;
 - Potential for an oversupply of lots having regard for recent and anticipated rates of dwelling completions;
 - Details of existing or likely future rural development in the locality involving intensive animal industry or activities such as aerial spraying and the like;
 - Potential for the subdivision to detrimentally affect the preservation of Good Quality Agricultural -- Land (GQAL);
 - Potential for the creation of ribbon development;
 - Potential for the need to upgrade infrastructure and services.
- (3) For subdivision within the Rural Area, additional information should be provided in relation to:
- Economic viability of proposed lots for agriculture or grazing;
Availability of water and the capacity of the soils to support crops or grow pasture;
 - Sustainability of the new lots in relation to land degradation, including issues of slope/landslip, soil erosion and the like.

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

Information Applicants should be aware of

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

- SPP 1/92 Development and Conservation of Agricultural Land and Guidelines 1 and 2 for SPP 1/92 The Identification of Good Quality Agricultural Land
- SPP 1/02 Development in the Vicinity of Certain Airports and Aviation Facilities and Guideline for SPP 1/02 Development in the Vicinity of Certain Airports and Aviation Facilities
- SPP 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide and Guideline for SPP 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide
- *Aboriginal Cultural Heritage Act 2003 (Qld)*

- *Building Act 1975 (Qld)*
- *Environmental Protection Act 1994 (Qld)*
- *Environmental Protection and Biodiversity Conservation Act 1999 (Aust)*
- *Fire and Rescue Service Act 1990 (Qld)*
- *Fisheries Act 1994 (Qld)*
- *Forestry Act 1959 (Qld)*
- *Land Act 1994 (Qld)*
- *Nature Conservation Act 1992 (Qld)*
- *Pest Management Act 2001 (Qld)*
- *Queensland Heritage Act 1992 (Qld)*
- *Transport Infrastructure Act 1994 (Qld)*
- *Vegetation Management Act 1999 (Qld)*
- *Water Act 2000 (Qld)*
- Soil Conservation Plan or for an approved Soil Conservation Plan (DNRM)
- Australian Standard 2885: Pipelines - Gas and Liquid Petroleum

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.