



Warroo Shire Council

Planning Scheme



August 2004

Integrated Planning Act 1997

PLANNING SCHEME FOR WARROO SHIRE

Adoption

The local government for Warroo adopted this planning scheme on 27 September 2004.

Commencement

This planning scheme took effect on 4 October 2004.

State planning policies

The Minister for the Department of Local Government, Planning, Sport and Recreation has identified the following State planning policies as having been appropriately reflected in the planning scheme:

1. STATE PLANNING POLICY 1/02- Development in the Vicinity of Certain Airports and Aviation Facilities
2. STATE PLANNING POLICY 1/03- Mitigating the Adverse Impacts of Flood, Bushfire and Landslide

The Minister for the Department of Local Government, Planning, Sport and Recreation has also advised that the following State planning policy continues to have effect in the local government area:

1. STATE PLANNING POLICY 1/92- Development and the Conservation of Agricultural Land

Department of Main Roads referral triggers

The Department of Main Roads referral triggers under the Integrated Planning Regulation 1998 and Chapter 3 IDAS of the Integrated Planning Act 1997 also still apply to the local government area.

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1. Introduction

1.1 Context

The Warroo Shire Planning Scheme has been prepared under the *Integrated Planning Act 1997*. The Act's stated purpose 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).

The Integrated Planning Act 1997 also requires that Council perform its planning functions to advance the above purpose. The provisions of this planning scheme have been drafted to advance the Act's purpose.

1.2 Planning Scheme Content and Structure

The Planning Scheme for the Shire of Warroo is divided into the following Chapters:

Chapter	Content
1. Introduction	Contextual Information.
2. Strategic Framework	Includes Desired Environmental Outcomes and sets out the policy basis (Shire Wide Strategies and Assessment Principles) that integrates and coordinates all other provisions in the planning scheme.
3. Zones	Divides the Shire into various Zones and identifies: <ul style="list-style-type: none"> ▪ definitions; ▪ overall outcomes for each zone; ▪ level of assessment for different forms of development; and ▪ relevant assessment criteria (applicable Codes) for different forms of development
4. Codes	Sets out specific requirements (codes) for development in the Shire.
5. Planning Scheme Policies	Includes Planning Scheme Policies which relate to administration, information requirements, and assessment processes.
6. Performance Indicators	Performance indicators to be used in the review of the planning scheme.
7. Maps	<ul style="list-style-type: none"> ▪ Maps 1a and 1b - Zoning ▪ Map 2 – Petroleum and Mining; ▪ Map 3 - Agricultural Land Classification; and ▪ Map 4 – Regional Ecosystems.

2. Strategic Framework

2.1 General

This Chapter outlines the Desired Environmental Outcomes that relate to the whole of Warroo Shire. These outcomes are underpinned by the principle of ecological sustainability established by the Integrated Planning Act 1997. The principle of ecological sustainability is the basis for the measures in the Planning Scheme.

The Desired Environmental Outcomes flow from the broad vision that *the Shire will continue to be supported by a solid agricultural base, a diversity of housing choices in the urban area, a range of business opportunities and government facilities, and other natural and recreational resources. The Shire's population and economic growth will occur in accordance with the values and aspirations of the community.*



2.2 Desired Environmental Outcomes

The following desired environmental outcomes are grouped according to their primary focus. However, it is important to recognise that there are close interrelationships between them. Collectively, they will reinforce the Shire's essential character and sense of place as well as its biophysical, economic and community wellbeing.

Desired Environmental Outcomes are broken into three separate themes for this planning scheme, namely:

- The Economy;
- Cultural, Economic, Physical and Social Wellbeing; and
- Ecological and natural Systems.

Each Desired Environmental Outcome is sought to be achieved to the extent practical, having regard to each of the other Desired Environmental Outcomes.

2.2.1 The Economy

The Economic Desired Environmental Outcomes are:

- a. The Shire has a predominantly agricultural-based economy. Future economic activity has built on the Shire's agricultural and other natural resources (including gas, minerals and extractive materials).
- b. Other non-agricultural/ non-natural resource-based forms of land use or development have not compromised the ecologically sustainable use of the Shire's economic resources.
- c. The tourism industry is based on the Shire's location, cultural heritage and rural character.
- d. The Shire is economically strong and is an attractive place to live, work, conduct business and visit.

2.2.2 Cultural, Economic, Physical and Social Well-being

The Cultural, Economic, Physical and Social Well-being Desired Environmental Outcomes are:

- a. Elements that collectively create the Shire character are conserved and/or enhanced:
 - i. corridors of intact vegetation following the Maranoa and Balonne Rivers are maintained;
 - ii. the ecological diversity of the Thomby Range is intact;
 - iii. the traditional rural township character of Surat and the surrounding district are maintained ;
 - iv. Surat has a compact urban area with a range of housing choices meeting community needs, and a distinct boundary with the rural environment; and
 - v. Outlying settlements have consolidated and include a range of low-order community facilities and services meeting local resident needs..
- b. Places of cultural heritage significance in the Shire are effectively conserved. New development has sensitively responded to these places.
- c. A range of business ventures have established including home occupations. The Shire's urban and rural communities are provided with services, facilities and employment opportunities that meet community needs.
- d. The town of Surat, together with outlying settlements, provide a strong community focus.

- e. Physical and social infrastructure is efficiently provided at sufficient levels that maintain acceptable environmental standards.
- f. The Shire has transport corridors and facilities, including the aerodrome, that facilitate safe and efficient movement of people and goods.
- g. A network of local roads and a mix of land uses provide for maximum accessibility for pedestrians, cyclists and public transport.
- h. Development is located and operated in a manner that minimises risks and hazards, such as bushfire and flooding and impacts on surrounding uses.
- i. Conflicts between different activities in urban areas have been minimised.
- j. On-going activities in industrial and commercial areas operate to high environmental standards.

2.2.3 Ecological and Natural Systems

The Ecological and Natural Systems Desired Environmental Outcomes are:

- a. The health of ecological systems and the biodiversity they support is maintained:
 - i. areas with significant nature conservation values are protected;
 - ii. the natural environment is integrated into the urban and rural fabric;
 - iii. water supply, stormwater and effluent control is provided to a standard that has avoided risk to the environment; and
 - iv. adverse environmental impacts have been avoided or minimised.
- b. Development at a catchment level is undertaken in a sustainable and integrated manner:
 - i. the viability of agricultural lands is protected;
 - ii. water resources, water quality and environmental flow regimes within and leaving the Shire are protected;
 - iii. salinity and soil degradation are effectively managed;
 - iv. riparian areas of high ecological and physical integrity are protected; and
 - v. flood plains have been managed to ensure natural drainage regimes are conserved and flooding risks are minimised.

2.3 Shire Wide Strategies and Assessment Principles

The following Shire Wide Strategies and Assessment Principles flow directly from the Desired Environmental Outcomes. They contain a description of the major strategies for the achievement of the desired environmental outcomes that are implemented through the subsequent planning scheme measures.

This Section summarises the overall effect of Sections 3 and 4 of the planning scheme on the nature and location of development in the local government area, as well as expressing related decisions about community infrastructure. This division provides a guide for related decisions by the local government, developers, other infrastructure providers and the community generally.

Section 2.3 does not provide a basis for development assessment under the planning scheme. Section 2.3 is declared under the planning scheme and the Statutory Instruments Act 1992, in conjunction with the Acts Interpretation Act 1954, as 'extrinsic material' to be used to assist the interpretation of the planning scheme only.

2.3.1 Health of Ecological Systems

2.3.1.1 Strategies

- a. The major areas of natural habitat within the Shire are included in the Rural zone which provides for their on-going protection.
- b. While it is intended to provide for diverse economic activities in other areas throughout the Shire, the measures contained in this planning scheme will provide for development that incorporates appropriate environmental safeguards, including sensitive infrastructure servicing and buffering from habitat areas and incompatible uses.
- c. In addition, the measures will promote forms of development that maintain a high standard of amenity and visual character and minimise environmental impact or physical risk to residents in the Shire's town, villages and rural areas.

2.3.1.2 Assessment Principles

- a. Development proposals for land near areas of natural habitat should not result in any adverse impacts on these areas.
- b. It is recognised that significant areas of habitat exist throughout the Shire, such as the Thomby Range.

2.3.2 Catchment Management

2.3.2.1 Strategies

- a. Integrated catchment management has been an important factor in determining the general capability of different areas to accommodate different types of activities.
- b. It is recognised that development activities can significantly impact on water quality, flow regimes, and sensitive riparian areas. These matters are therefore given emphasis in the assessment criteria and codes contained in this planning scheme and the forms of development likely to create such impacts are made assessable in all areas.

2.3.2.2 Assessment Principles

- a. Development is to incorporate stormwater, drainage and effluent management measures such that water quality or ecological functions of watercourses will be protected from adverse impacts as a result of increased sediment, nutrient, pesticide or fertiliser loadings or other cause, increased or changed run-off characteristics, changed flow regimes or changed ground water characteristics.
- b. Existing native vegetation should be retained and protected along all watercourses and riparian areas.

2.3.3 Economic Development

2.3.3.1 Strategies

- a. The Rural Zone reflects the nature of the Shire's agricultural and pastoral resources and provide for their continuing sustainable and productive use. The Shire's extractive and mineral resources are also predominantly located within these areas. The measures contained in this planning scheme are intended to ensure their sustainable use of these nature economic resources and protection from encroachment by incompatible uses.

- b. The amalgamation of agricultural land is promoted so that the viability of agricultural industry is protected.
- c. In the rural areas of the Shire, the circumstances in which commercial uses, tourist facilities or industrial activities will be appropriate are limited. Commercial uses should service the needs of the local area or the travelling public, while industrial activities should be limited to intensive animal uses or other rural-based industries in appropriate locations.
- d. Proposals for rural or nature based tourism development will be preferred, including farm stay, bed and breakfast or guesthouse style accommodation.
- e. The Commercial zone provides an opportunity for Surat to accommodate a wide range of business and facilities, including opportunities for tourist and visitor accommodation.
- f. Land has been identified for industrial development that is capable of accommodating a diverse range of economic activities and employment opportunities. Measures contained in this planning scheme will ensure that such activities operate to a high environmental standard.
- g. Petroleum and mining leases, and mineral development licence areas within the Shire are shown on Map 2. Whilst activities authorised under the Mineral Resources Act are exempt development pursuant to Schedule 8 of the Integrated Planning Act 1997, Council and the Department Natural Resources and Mines will be concerned with the impact of other development on or near these areas.

2.3.3.2 Assessment Principles

- a. Development for non-rural purposes in rural areas will only be favourably considered where it would:
 - i. not prejudice the agricultural use of, or the implementation of desirable management practices on nearby land; and
 - ii. not result in adverse impact on the local environment or landscape character.
- b. Council will not approve the establishment of incompatible uses in an area that would prejudice the operation of existing or future extractive industries or mining leases and their haul routes.
- c. Development for tourist related, commercial or industrial purposes in all areas should occur in a manner that is consistent with the character of the area and to standards that will avoid adverse environmental impact.

2.3.4 Landscape and Cultural Heritage Values

2.3.4.1 Strategies

It is Council's policy intent to protect the major elements of the Shire's character and landscape quality, including places of cultural heritage significance.

2.3.4.2 Assessment Principles

- a. Council will seek to achieve a high standard of urban design, to reinforce or create distinct edges between urban development and the surrounding rural landscape, prevent ribbon development extending along major roads within and on the outskirts of urban areas, and to avoid the proliferation of roadside advertising.

- b. Places of cultural heritage significance are listed in Planning Scheme Policy 4 – Heritage Register. It is expected that there will be sites other than those listed in the policy that contain cultural heritage values (e.g. indigenous heritage places).
- c. In considering applications for development at or near places listed in the policy, Council will have regard to the heritage qualities of the locality and whether the proposed development will be sympathetic to them. Council may request the submission of a conservation report, as described in the policy. Council may give favourable consideration to a development proposal that may not otherwise have been intended in a particular land use area, providing that it would allow for the active use of a heritage place listed in the policy, at the same time as conserving its heritage qualities.
- d. Where heritage values are thought to exist on or in proximity to a proposed development site, Council may require the detailed assessment of the perceived heritage values, and may require measures appropriate to their conservation.

2.3.5 Community Well-being

2.3.5.1 Strategies

- a. Areas in which urban residential communities currently exist have been included in the Residential Zone. Development within these areas should provide for communities with a high standard of amenity, visual character and access to support services, and to provide a choice of housing types.
- b. The provisions of this planning scheme provide opportunities for the establishment of a range of community services and facilities including disability, child care, youth and sporting facilities, medical and social support services and facilities for the retired population.
- c. The zones, assessment criteria and codes set out in this planning scheme are structured to encourage urban development that can be efficiently provided with services and that will serve to consolidate the existing community structure of Surat.
- d. Additional urban development and services are encouraged in existing outlying settlements where they would consolidate such communities, and where the services would otherwise provide for the local or convenience needs of residents.

2.3.5.2 Assessment Principles

- a. Council will favourably consider applications that would otherwise provide for a wider range of private and community based services and facilities, provided that these are established in accordance with community needs and with the intent identified for the zone in which they are proposed.
- b. In assessing applications for development, Council will give consideration to whether:
 - i. a sufficient level of community services and facilities will be available or will be provided;
 - ii. the layout and design of a proposed development would provide for a high level of connectivity and would promote and support accessibility to service facilities and employment opportunities by foot, bicycle or public transport;
 - iii. it would create a safe and comfortable environment for the local community; and
 - iv. adequate infrastructure services are available or can be efficiently provided.

- c. Consideration will be given to any other approvals, planned stages or financial commitments by Council or other lead agency for the provision of infrastructure.
- d. Development in all locations within the Shire will be required to be provided with power, telecommunications, water supply, sewerage or effluent management, and stormwater drainage services to a level that is appropriate to the nature of the activity, area, and/or zone, such that it would not result in adverse impact on surface or groundwater quality and flows.

2.3.6 Transport and Accessibility

2.3.6.1 Strategies

- a. The various zones, assessment criteria and codes in this planning scheme are structured to ensure that development will occur in a transport efficient and integrated manner and provide for a high level of accessibility. In addition, development that would prejudice the safety or efficiency of the Shire's transport infrastructure is discouraged.
- b. The opportunity is provided for expansion of facilities at the existing aerodrome or the establishment of airport related activities in its vicinity and for the establishment of additional private airstrips.

Non-statutory Notes:

- a. *Noise attenuation and screening shall be a requirement and assessment principle along a State Controlled Road. Noise levels should be no higher than the noise levels as set out in the Department of Main Roads Road Traffic Noise Management: Code of Practice.*
- b. *Development Applications that meet the referral triggers for assessment near State Controlled Roads will be referred to the Department of Main Roads. An Ancillary Works and Encroachment Permit will be required for access off a State-Controlled Road.*

2.3.6.2 Assessment Principles

- a. In assessing applications on or close to the location of any major transport corridor, Council will consider the suitability of the development and its likely impacts on the corridor. In particular, consideration shall be given to whether the proposed development:
 - i. is likely to impede in any way, the safe and efficient construction or operation of the corridor;
 - ii. is incompatible with the corridor uses or whether noise attenuation, visual screening, traffic control or other mitigation measures may be required; and
 - iii. is likely to detract from the preferred character and view from the corridor.
- b. Development is to be consistent with the preferred road hierarchy identified on Map 1.
- c. All development proposals are to be consistent with the following traffic intentions:
 - i. The number and location of private vehicular access for a development to be determined having regard to the nature of the proposed development, its location, its traffic and transport characteristics, and the function, capacity and condition of adjoining roads and roads affected by the development.
 - ii. Council will assess a proposal for development having regard to whether it will provide a network of streets, paths and cycle ways that allow for a high degree of local accessibility and connectivity. Such measures are also to achieve a high standard of comfort and safety, through the use of trees and lighting.

3. Zones

3.1 General

The planning scheme maps show the division of Warroo Shire into four zones, and as depicted on Maps 1a and 1b - Zoning, namely:

- Residential Zone;
- Rural Zone;
- Commercial Zone; and
- Industry Zone.

This Chapter outlines the measures for the zones presented on Zoning Map 1. For each zone, these measures include:

- the overall outcomes for the zone;
- a table of development that identifies the uses for which a material change of use is exempt, self assessable or will require code or impact assessment; and
- relevant assessment criteria that is applicable to some development and land use types.

Other additional codes that may apply to a proposed development are set out in Chapter 4.

3.1.1 Development Application Assessment: Material Change of Use

In assessing an application for a material change of use, consideration will be given to other aspects of development that would be directly associated with the proposal (e.g. building work). Consideration will also be given to such other aspects to the extent that they would affect the appearance, nature and operation of the intended use. This is reflected in the content of the assessment criteria and codes contained in this scheme. Accordingly, this Chapter sets out the intentions for each zone.

3.1.2 Level of Assessment

Any person intending to undertake development must first determine the level of assessment required for development under this planning scheme (e.g. self assessable; code assessable). Refer to the supporting Warroo Planning Scheme Extrinsic Material to assist in this regard.

This can be done by referring to:

- the tables of development for each zone set out in this Chapter for a **material change of use** (Table 3.1 provides a summary guide to the level of assessment required for development under this planning scheme);
- the development table in **Section 3.9** for **forms of development other than material change of use**; and
- **Schedule 8** of the *Integrated Planning Act 1997* (this Schedule identifies development that may be exempt, self assessable or assessable which may override the provisions of this planning scheme).

3.2 Roads and Watercourses

Roads and watercourses are also subject to the provisions of this planning scheme. For the purposes of regulating development, they are to be taken to have the same zoning as adjoining land.

Where land on opposite sides of a road or watercourse is included in different zones, each zone is to be taken to extend to the mid point of the road or watercourse. In assessing any development proposal in or near roads or watercourses in the Shire, it is intended that the safe and efficient operation of the Shire's transport infrastructure and the integrity of the Shire's watercourses are protected. This definition covers works by Council and state agencies and has been established to ensure works, particularly those in the road reserve that service the greater community need are not impacted by the Planning Scheme.

3.3 Split Zonings on One or More Lots

Where a single lot is included in more than one zone, each part of the lot will be subject to the provisions applying to the particular zone in which it is included. Where there is any doubt about the location of the boundary of each zone, Council will determine the extent of each zone having regard to the description and policy intentions for each set out in this Chapter.

Table 3.1: Guide to Level of Assessment

Note: for full details of the level of assessment refer to the individual Tables of Development for each Zone.				
Development	Zone			
	Residential	Rural	Commercial	Industry
Material Change of Use				
Advertising device	I	I	S*	S*
Agriculture	I	S*	I	I
Aquaculture	I	C	I	C
Caretaker's residence	C	C	S★	I
Catering premises	I	I	S★	I
Child care centre	C	I	S★	I
Commercial premises	I	I	S★	I
Dwelling house	S*	S*	S★	I
Extractive industry	I	I	I	I
Home occupation	S★	S★	S★	I
Hotel	I	I	C	I
Indoor recreation	I	I	S★	I
Industry- Low Impact	I	I	I	S★
Industry- Other	I	I	I	C
Intensive animal husbandry	I	I	I	I
Multiple dwelling	C	I	C	I
Outdoor recreation	I	I	I	I
Park	E	E	E	E
Place of worship	C	C	S★	I
Professional offices	C	I	S★	I
Public utility	E	E	E	E
Service station	I	I	I	C
Shop	I	I	S★	I
Special use	E	E	E	E
Stockyard	I	C	I	I
Storage facility	I	I	I	S★
Tourist facility	I	C	C	I
Transport terminal	I	I	I	S★
Other Forms of Development				
Building Work ♣				
Not involving a building or structure listed in the local heritage register	S	S	S	S
Involving minor or restorative works on a building or structure listed in the Local Heritage Register	S	S	S	S
On a building or structure listed in the Local Heritage Register	C	C	C	C
Involving removal or demolition of a building or structure listed in the Local Heritage Register	I	I	I	I
Operational Work				
For a Local Utility	E	E	E	E
Involving construction of parking areas	S	S	S	S
Effecting a building or site listed in the Local Heritage Register	S	S	S	S
Reconfiguring a Lot	C	C	C	C
Plumbing and Drainage Work ☒	E	E	E	E

E – Exempt Development; S – Self Assessable; C – Code Assessable; I – Impact Assessable

* - Self Assessable where meeting acceptable solutions in the relevant codes (otherwise the Material Change of Use is Code Assessable)

★ - Self Assessable where within an existing building and meeting the acceptable solutions in the relevant codes (otherwise the Material Change of Use is Code Assessable)

♣ - All Building work requires assessment under the Building Act 1975 unless exempted by the Standard Building Regulations 1993

☒ - All Plumbing and Drainage Work requires Assessment under the Plumbing and Drainage Act 2002

3.4 Definitions

The terms defined below are divided into land use definitions and administrative definitions. Where there is any question about the definition of any use or proposed use, the definition of such use shall be as determined by Council.

Table 3.2: Use and Administrative Definitions

Term	Definition
Act	The <i>Integrated Planning Act 1997</i> .
Advertising device	Any outdoor advertisement that is placed upon a building, structure, panel or device, not located on the premises to which the advertising relates.
Agriculture	<p>A premises used for commercial gain or other non-domestic operations for the:</p> <ul style="list-style-type: none"> (a) cultivation of plants; or (b) non-intensive keeping breeding, grazing and depasturing of animals, where such use does not normally require the importation of feed. <p>The term also includes the processing of those plants cultivated or animals raised on the site. The term also includes necessary buildings and storage structures associated with the conduct of the activity. The term does not include Aquaculture or Intensive Animal Husbandry as defined.</p>
Ancillary use	A use associated with and directly related to, but incidental and subordinate to the predominant use.
Aquaculture	<p>Means premises used for the cultivation of live fisheries resources for sale (where such resources are as defined in the <i>Fisheries Act 1994</i>). Under the planning scheme, this use is further defined as either:</p> <ul style="list-style-type: none"> (a) <i>Aquaculture (minor impact)</i>- where the premises involve: <ul style="list-style-type: none"> - freshwater tanks with a total production area of <2000m² (or <750m² gross floor area where oxygen injection is used); or - freshwater ponds with a total surface area of less than 5,000m²; and - no off-site discharge of wastes from the tanks or ponds to natural waters; <p>OR</p> <ul style="list-style-type: none"> (b) <i>Aquaculture (major impact)</i> – any premises other than defined as Aquaculture (minor impact). <p>For the purpose of the above definition:</p> <ul style="list-style-type: none"> ▪ “tanks” means water-containing structures not formed by hollowing, excavating or embanking natural surfaces; and ▪ “ponds” mean water-containing structure formed by hollowing, excavating or embanking natural surfaces. <p>The term also includes necessary buildings and storage structures associated with the conduct of the activity.</p>
Approval day	Means the date of implementation of this Planning Scheme.
Building	Has the meaning given in the Building Act 1975 (note this is an administrative definition, provided for clarification purposes only).
Building Code	The <i>Standard Building Regulation 1993</i> .
Building works	The meaning given in the <i>Integrated Planning Act 1997</i> .
Caretaker's residence	A dwelling unit used for accommodation for a person having the care of premises lawfully used for business, commercial, industrial, rural, charitable or sporting purposes (where those purposes are conducted on the same premises).
Catering premises	Premises used for the sale of food and refreshments such as restaurants, take-away food shops, cafes, kiosks and reception lounges but does not include hotel or indoor recreation.
Child care centre	Premises used for the care, protection or supervision of children for fee or reward and includes a crèche, kindergarten and pre-school.
Commercial premises	Premises used for business offices or for other business or commercial purposes.
Council	The Council of the Shire of Warroo.
Development	The meaning given in the <i>Integrated Planning Act 1997</i> .
Dwelling house	A building that comprises a single dwelling unit on any one lot. The use includes a building that is relocated from another site for this purpose. The use may also involve a secondary dwelling that is attached to an existing dwelling house, thereby providing an additional self-contained dwelling unit on the one lot, not separately titled.

Term	Definition
Dwelling unit	Any building or part thereof comprising a self-contained unit for the exclusive residential use of one family and includes the curtilage thereof (note this is an administrative definition, provided for clarification purposes only).
Environmental Harm	The meaning given in the Environmental Protection Act 1994.
Environmentally Relevant Activity	The meaning given in the Environmental Protection Act 1994.
Existing premises	Premises: <ul style="list-style-type: none"> ▪ used for an existing use; or ▪ lawfully established after the approval day.
Existing use	A use that lawfully existed at the approval day.
Extractive industry	Any premises (including access over land) used for carrying on an industry involving the extraction of sand, gravel, soil, rock, stone or similar substances from land, whether or not submerged under water. The term includes the ancillary use of such premises for: <ul style="list-style-type: none"> (a) storage, loading and cartage of extracted substances; (b) crushing, screening, washing or other treatment processes of the extracted substances; (c) the use of any office; (d) the use of facilities provided for the garaging or servicing of vehicles; (e) the storage of articles used in connection with or resulting from any such activity; (f) the use of any amenity building; (g) the sale of articles resulting from any such activity; and (h) any work, administration or accounting in connection with any such activity. The term does not include the winning and processing of minerals authorised under the <i>Mineral Resources Act 1989</i> .
Good Quality Agricultural Land (GQAL)	Good Quality Agricultural Land is defined as Class A, Class B and Class C1 lands, as identified on Map 3- Agricultural Land Classification.
Grazing	Premises used for the breeding, keeping or depasturing of livestock in paddocks. The use includes activities that are ancillary to the primary activity or activities undertaken but does not include Intensive Animal Husbandry.
Gross floor area	The sum of 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.
Home occupation	A dwelling unit used by a person who is resident therein for an occupation, trade or profession but does not include other separately defined uses.
Hotel	Premises used for a general licence issued under the Liquor Act 1992, including any associated detached bottle shop/s and/or 'drive thru' facilities.
Indoor recreation	Premises used for any activity or pursuit that affords or is calculated to afford interest or amusement, or recreation irrespective of whether or not food or refreshment is provided, where such use is primarily indoors.
Industry – low impact	Premises used for any industrial activity which is not classified as an Environmentally Relevant Activity by the Environmental Protection Act 1994. The term includes the ancillary storage of flammable or combustible liquids, but not in quantities that would require licensing under the <i>Building (Flammable and Combustible Liquids) Regulation 1994</i> , nor the on-selling of same. The term does not include 'intensive animal husbandry' or 'industry- other' as defined herein.
Industry – Other	Premises used for any industrial activity which is any of the following – <ul style="list-style-type: none"> (a) any manufacturing process whether or not such process results in the production of a finished article; (b) the breaking up or dismantling of any good or any article for trade, sale or gain, or ancillary to any business; (c) any process whereby organic materials are treated so as to result in a different end product; (d) the repair and servicing of articles including vehicles, machinery, buildings or other structures, laundering of articles, and laundering of articles; (e) any operation connected with the installation of equipment and services for the extermination of pests; (f) the dismantling of motor vehicles whether the dismantling is carried out by one operation or by a series of operations, for any purpose other than a service station as herein defined. The following when carried out on land upon which any of the above operations are carried on – <ul style="list-style-type: none"> (a) the storage of goods used in connection with or resulting from any of the above operations; (b) the provision of amenities for persons engaged in such operations; (c) the sale of goods resulting from such operations;

Term	Definition																																												
	<p>(d) any work of administration or accounting in connection with such operations.</p> <p>The term does not include Industry- low impact, Intensive Animal Husbandry or Industry or Extractive Industry as defined herein.</p>																																												
Intensive animal husbandry	<p>Premises used for the intensive breeding, keeping, boarding or training of animals, including livestock, in close quarters (in enclosures or buildings) with predominantly introduced water and feeding (as opposed to grazing), other than the keeping of small numbers of animals associated with residential uses as listed in the following table:</p> <table><tr><th></th><th>Residential Lots</th><th>Rural Lots (<20ha)</th><th>Rural Lots (>20ha)</th></tr><tr><td>Cattle</td><td>0</td><td>20</td><td>50</td></tr><tr><td>Cats</td><td>5</td><td>10</td><td>10</td></tr><tr><td>Dairy Cows</td><td>0</td><td>10</td><td>100</td></tr><tr><td>Dogs</td><td>3</td><td>10</td><td>20</td></tr><tr><td>Emu/Ostrich</td><td>0</td><td>10</td><td>20</td></tr><tr><td>Goats</td><td>0</td><td>10</td><td>20</td></tr><tr><td>Horses</td><td>0</td><td>10</td><td>20</td></tr><tr><td>Pigs</td><td>0</td><td>20</td><td>20</td></tr><tr><td>Poultry</td><td>10</td><td>50</td><td>100</td></tr><tr><td>Sheep</td><td>0</td><td>20</td><td>20</td></tr></table> <p>By way of example, the use includes activities such as (including):</p> <p>(a) Dairy (where such development is characterised by lot feeding)</p> <p>(b) Livestock Dip</p> <p>(c) Lot Feeding</p> <p>(d) Piggery</p> <p>(e) Poultry Farm</p> <p>(f) Stable (other than in association with or constituting grazing)</p> <p>(g) Cattery</p> <p>(h) Kennel</p>		Residential Lots	Rural Lots (<20ha)	Rural Lots (>20ha)	Cattle	0	20	50	Cats	5	10	10	Dairy Cows	0	10	100	Dogs	3	10	20	Emu/Ostrich	0	10	20	Goats	0	10	20	Horses	0	10	20	Pigs	0	20	20	Poultry	10	50	100	Sheep	0	20	20
	Residential Lots	Rural Lots (<20ha)	Rural Lots (>20ha)																																										
Cattle	0	20	50																																										
Cats	5	10	10																																										
Dairy Cows	0	10	100																																										
Dogs	3	10	20																																										
Emu/Ostrich	0	10	20																																										
Goats	0	10	20																																										
Horses	0	10	20																																										
Pigs	0	20	20																																										
Poultry	10	50	100																																										
Sheep	0	20	20																																										
Local law	A local law of the Council made under the authority of the <i>Local Government Act 1993</i> .																																												
Lot	The meaning given in the <i>Integrated Planning Act 1997</i> .																																												
Minor change in use	<p>A change of use in respect of existing premises, that occurs only once from the approval day, where:</p> <p>(a) no additional uses are proposed;</p> <p>(b) the gross floor area or number of employees is not increased in total by more than 20%, unless otherwise a material change of use;</p> <p>(c) the demand on public utilities or the hours of operation are not significantly increased;</p> <p>(d) the number of storeys is not increased;</p> <p>(e) the location of access to the premises is not significantly altered; and</p> <p>(f) the amenity or likely future amenity of the locality is not adversely affected.</p>																																												
Model code	Refers to the current edition of the Australian Model Code for Residential Development (AMCORD) and the Australian Model Code for Residential Development - Guidelines for Urban Housing (AMCORD URBAN);																																												
Motel	Means premises comprising more than two room units together with a caretaker's residence and facilities used for the overnight, short-stay or holiday accommodation for travellers. The term includes a restaurant, when conducted on the same allotment, principally for the use of house-guests. The term does not include an accommodation building or multiple dwelling but does provide for the sale of alcohol.																																												
Multiple dwelling	Premises which comprise or are intended to comprise two or more dwelling units on a lot, such as flats, duplexes, home units, retirement villages, town houses, boarding-houses, guest-houses, hostels, homes for the aged, handicapped, poor or disadvantaged, serviced rooms, and attached accommodation for the family of the owner, or the manager or other multiple unit form and ancillary facilities, but does not include a hotel, motel or tourist facility.																																												
Operational work	The meaning given in the <i>Integrated Planning Act 1997</i> .																																												
Outdoor recreation	Premises used for any recreational activity or pursuit where such an activity or pursuit is primarily outdoors.																																												
Park	An area of land and associated buildings or structures used solely for passive recreation, picnic areas or gardens, which are open without charge to the public.																																												
Place of worship	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 a child-care centre or educational establishment.																																												
Plan area	The meaning given to planning scheme area in the <i>Integrated Planning Act 1997</i> .																																												
Plan of development	A plan/s (including site plan/s, floor plan/s, section/s or elevation/s) submitted to illustrate a development proposal pursuant to the provisions of the Scheme, in support of a development application, and includes any associated deed of agreement entered into in respect of such development.																																												
Plan of survey	An accurate plan prepared by an authorised surveyor which reconfigures any land into lots or otherwise, whether or not including any new road, pathway, lane or reserve;																																												

Term	Definition
Premises	The meaning given in the Integrated Planning Act 1997.
Prescribed fee	The fee determined by Council from time to time as payable in respect of a development application under the Act which is to be made to Council.
Prescribed form	The form determined by Council from time to time as the form in which a development application under the Act is to be made to Council.
Principal road frontage	Where a lot has more than one road frontage, the frontage to which development on the site gains its primary access.
Professional offices	Premises used for the provision of professional services or the giving of professional advice but does not include commercial premises or home occupation.
Proposal plan	A plan prepared for the purpose of a development application for reconfiguring a lot.
Public utility	<p>Premises used by a government, semi-government, statutory body or local government for the supply of water, hydraulic power, electricity or gas, or provision of telephone, sewerage, postal or drainage services or the provision or maintenance of roads or traffic controls.</p> <p>Works conducted by or for the Council or the Chief Executive of the Departments of Main Roads that are ancillary to or associated with road works (whether on road or not) such as, but not restricted to:</p> <ul style="list-style-type: none"> (a) Batching, excavating, crushing, screening and taking road building material from land; (b) Parking construction equipment and site offices; (c) Building a dam to store water on land; and/or (d) Removing vegetation, <p>are exempt development</p>
Reconfiguring a lot	The meaning given in the Integrated Planning Act 1997.
Scheme	The Planning Scheme for the Shire of Warroo.
Service station	<p>Premises used for:</p> <ul style="list-style-type: none"> (a) the fuelling of motor vehicles involving the sale by retail of motor fuel; and (b) the following activities when carried out in connection with the fuelling of motor vehicles: <ul style="list-style-type: none"> (i) the sale by retail of petroleum products, automotive parts and accessories and goods for the comfort and convenience of travellers; and (ii) the servicing and minor repairs of motor vehicles. <p>The term does not include a shop or industry.</p>
Shop	Premises used (not elsewhere defined) for the displaying or offering of goods for sale by retail or hire to members of the public. The term also includes multiple shop premises.
Special use	<p>Any premises used for:</p> <ul style="list-style-type: none"> (a) Federal Government purposes; (b) State Government Purposes; (c) Local Government Purposes; (d) Statutory Authority Purposes; (e) Government owned corporation purposes; and (f) Any other public purpose.
State controlled road	The meaning given in the Transport Infrastructure Act 1994.
Stockyard	Premises used for the temporary holding of livestock pending their transportation or marketing of that livestock, other than in association with Agriculture or Intensive Animal Husbandry.
Storage facility	<p>Premises used for:</p> <ul style="list-style-type: none"> (a) storage activities such as: <ul style="list-style-type: none"> - a builder's yard or construction contractor's yard; - a truck, vehicle or plant parking depot; and - the storage of rural produce or grain external to the premises on which it was grown or cultivated - the storage of goods of whatever description, whether or not any of those goods are sold by wholesale thereat; and (b) loading, unloading and temporary storage of goods.
Structure	The meaning given in the Building Act 1975.
Temporary uses or works	Uses or works existing for no more than 14 days (either as individual occurrences or as consecutive period/s) in any one year.
Tourist facility	Any premises used for the purpose of providing entertainment, recreation or attractions for the touring or holidaying public. The use includes the temporary accommodation of, and rendering services to, travellers or tourists and includes uses such as cabin parks, camping grounds, caravan parks and host farms.
Transport terminal	Premises used for the loading and unloading of people and the garaging and basic maintenance of vehicles engaged in the transport of people.
Use	The meaning given in the Integrated Planning Act 1997.
Watercourse	The meaning given in the Water Act 2000
Zone	The discrete geographical divisions into which this Planning Scheme divides land in Warroo Shire.

3.5 Residential Zone



3.5.1 Overall outcomes

- a. Within the Residential Zone detached dwellings are expected to be the predominant form of development. It is intended that other forms of housing, including multiple dwellings, or visitor accommodation, may also be established subject to their design quality and location.
- b. Newly developing residential areas should be complementary to that of older residential areas. They should provide for a high level of accessibility for pedestrians and cyclists, and efficiency for other forms of transport, services and facilities. These areas will be required to be provided with infrastructure, including water supply, sewerage, stormwater drainage, roads, power and telecommunications.
- c. While multiple dwellings are intended to be developed in and around Commercial Zones, they may be located throughout the Residential Zone. Multiple dwellings in the Residential Zone are to be carefully designed in terms of building size, style and position, so that the traditional streetscape character is maintained. Infill development, such as the subdivision of the rear parts of large lots, may be acceptable.
- d. Secondary dwellings are encouraged on existing lots where this will expand the range of accommodation choices.

- e. A limited range and scale of non-residential uses will be accommodated within this Zone. Appropriate non-residential uses are those that primarily provide a local service and whose operation will be compatible with the surrounding residential uses. Home occupations are considered appropriate throughout residential areas, provided they do not impact on the safety and amenity of the area.

3.5.2 Table of Development – Material Change of Use

The following table sets out the type of assessment required for a material change of use within the Residential Zone. A material change of use that is not specifically listed below in the exempt, self-assessable or code assessment categories, and is not identified in Schedule 8 of the Act, will require impact assessment.

Table 3.3: Residential Zone Table of Development: Material Change of Use only

Column 1	Column 2	Column 3
Defined use or use class	Assessment category	Relevant assessment criteria — applicable code if development is self-assessable or requires code assessment
Caretakers residence	Code Assessable	<ul style="list-style-type: none"> General Development Code (S1/A1 to S8/A8, S24/A24) Residential Code (S1/A1 to S9/A9)
Childcare centre	Code Assessable	<ul style="list-style-type: none"> General Development Code (A1 to A24) Residential Code (S11/A1 to S6/A6)
Dwelling House	Self Assessable where complying with the Acceptable Solutions of the Applicable Codes Code Assessable Otherwise	<ul style="list-style-type: none"> General Development Code (S1/A1 to S8/A8, S24/A24) Residential Code (S1/A1 to S9/A9)
Home Occupation	Self Assessable where complying with the Acceptable Solutions of the Applicable Codes Code Assessable Otherwise	<ul style="list-style-type: none"> General Development Code (S1/A1 to S8/A8, S24/A24) Residential Code (S1/A1, S4/A4, S12/A12.1-A12.2 to S16/A16)
Multiple Dwelling	Code Assessable	<ul style="list-style-type: none"> General Development Code (All) Residential Code (S1/A1 to S5/A5, A17/S17.1-S17.6)
Park	Exempt	Not Applicable
Place of Worship	Code Assessable	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work, Commercial Code (S1/A1) Where involving building work Commercial Code (All)
Professional Office	Code Assessable	<ul style="list-style-type: none"> General Development Code (All) Residential Code (S1/A1 to S6/A6, S12/A12.1-A12.2 to S16/A16)
Public Utility	Exempt	Not Applicable

Column 1	Column 2	Column 3
Defined use or use class	Assessment category	Relevant assessment criteria — applicable code if development is self-assessable or requires code assessment
Special Use	Exempt	Not Applicable
Any material change in use other than one listed in another assessment category, including any undefined uses.	Impact Assessable	Not Applicable

Non-statutory note 1: Schedule 8 of the Act exempts certain development from requiring any form of assessment against this planning scheme; for example, activities authorised under the Mineral Resources Act are exempted in this way.

3.6 Rural Zone



3.6.1 Overall Outcomes

- a. The Intent for development in the rural zone is dependant on the agricultural quality of the lands contained therein, particularly their classification as either “good quality agricultural land” or “non-good quality agricultural land”. Reference should be made to *Map – Agricultural Land Classification*, to determine this aspect.

3.6.1.1 General

- a. Land within this area is primarily intended for a range of rural purposes, including grazing and some irrigated and dry-land agriculture activities, suited to topographic and climatic characteristics.
- b. Within this zone, new intensive and rural based industries will be buffered and sufficiently separated from the Shire’s towns, villages and rural residential communities. It is intended that such intensive and rural based industries do not adversely impact on the amenity or infrastructure of these areas.

- c. Industrial uses associated with rural production, or which have requirements such that they could not be located in the Industry Zone, may be permitted. It is intended that such development will have minimal impacts, environmentally and otherwise, on surrounding areas. The development of extractive industries may also be favourably considered, where they would not unacceptably impact on the Shire's infrastructure, environmental assets, and natural resources. Industry uses are to provide arrangements to ensure an appropriate level of access and other services.
- d. It is intended that commercial uses will perform a service to the travelling public, add value to primary products, or otherwise have a need to be located on the proposed site to serve the local needs of the surrounding rural area. However, the Commercial Zone in the town of Surat is the primary focus for commercial development.
- e. It is intended that tourist-related uses developed in this zone be suitably buffered from agricultural land uses, do not alienate good quality agricultural land from production, and do not result in adverse environmental impacts. The development of tourist uses that complement rural activities, or otherwise are rural-themed, are supported.
- f. Council will not support any proposal that would result in unplanned expansion of the town of Surat or would otherwise result in a lack of orderly development. Notwithstanding this, facilities and services are encouraged in existing outlying settlements where they would consolidate such communities, and where the services would otherwise provide for the local or convenience needs of residents.
- g. Development at an urban scale, and rural residential development, is not intended for this Zone. Development involving subdivision in this Zone must have regard to long-term farm viability and the carrying capacity of land holdings.

3.6.1.2 Good Quality Agricultural Land

- a. Certain land within this zone has been identified as good quality agricultural land in accordance with State Planning Policy 1/92: Development and the Conservation of Agricultural Land; and the associated Planning Guidelines: The Identification of Good Quality Agricultural Land.
- b. Mapping of good quality agricultural land resources has been by the Department of Natural Resources and Mines. Land is defined in four classes and these are identified in Map 3 – Agricultural land Classification. Where required, it is expected that detailed or site specific investigations would more clearly define the extent of good quality agricultural land.
- c. It is intended that any proposed development would facilitate the productive use of the land or will provide for its conservation or sustainable use in the longer term. All land within this area is to be protected from development that would result in either its fragmentation, alienation from agricultural use or diminished productivity.
- d. The amalgamation of land titles will be encouraged in order to facilitate more co-ordinated land management practices and to preserve agricultural options in the longer term.

3.6.2 Table of Development – Material Change of Use

The following table sets out the type of assessment required for a material change of use within the Rural Zone. A material change of use that is not specifically listed below in the exempt, self-assessable or code assessment categories, and is not identified in Schedule 8 of the Act, will require impact assessment.

In assessing applications in the Rural Zone for development identified as Self-Assessable or Assessable in Table 3.7, Council will consider the requirements of any identified Applicable Code. Self Assessable Development must be able to meet all Acceptable Solutions identified as applicable.

Table 3.4: Rural Zone Table of Development: Material Change of Use only

Column 1	Column 2	Column 3
Defined use or use class	Assessment category	Relevant assessment criteria —applicable code if development is self-assessable or requires code assessment
Agriculture	Self Assessable where complying with the Acceptable Solutions of the Applicable Codes Code Assessable Otherwise	<ul style="list-style-type: none"> General Development Code (All) Rural Code (S1/A1 to S8/A8, S10/A10)
Aquaculture	Code Assessable	<ul style="list-style-type: none"> General Development Code (All) Rural Code (S1/A1 to S8/A8.1-A8.2, S11/A11, S13/A13.1-A13.3 to S18/A18)
Caretakers Residence	Code Assessable	<ul style="list-style-type: none"> General Development Code (S1/A1 to S8/A8, S24/A24) Residential Code (S1/A1 to S6/A6) Rural Code (S2/A2, S5/A5, S6/A6, S10/A10, S12/A12)
Dwelling House	Self Assessable where complying with the Acceptable Solutions of the Applicable Codes Code Assessable Otherwise	<ul style="list-style-type: none"> General Development Code (S1/A1 to S8/A8, S24/A24) Residential Code (S1/A1, S2/A2.1-A2.2, S4/A4-S9/A9) Rural Code (S6/A6, S10/A10)
Home Occupation	Self Assessable where not involving building work and complying with the Acceptable Solutions of the Applicable Codes Code Assessable Otherwise	<ul style="list-style-type: none"> General Development Code (S1/A1 to S8/A8, S24/A24) Residential Code (S12/A12.1-A12.2 to S16/A16)
Park	Exempt	Not Applicable

Column 1	Column 2	Column 3
Defined use or use class	Assessment category	Relevant assessment criteria —applicable code if development is self-assessable or requires code assessment
Place of Worship	Code Assessable	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work, Commercial Code (S1/A1) Where involving building work Commercial Code (All)
Public Utility	Exempt	Not Applicable
Special Use	Exempt	Not Applicable
Stockyard	Code Assessable	<ul style="list-style-type: none"> General Development Code (All) Rural Code (S1/A1 to S8/A8.1-A8.2, S10/A10, S11/A11, S13/A13.1-A13.2 to S18/A18)
Tourist Facility	Code Assessable	<ul style="list-style-type: none"> General Development Code (All) Rural Code (S1/A1 to S11/A11)
Any material change in use other than one listed in another assessment category, including any undefined uses.	Impact Assessable	Not Applicable

Non-statutory note 1: Schedule 8 of the Act exempts certain development from requiring any form of assessment against this planning scheme; for example, activities authorised under the Mineral Resources Act are exempted in this way.

Non-statutory note 2: Queensland Transport owns a boat ramp on the Balonne River. Development shall not restrict landward access to the ramp; where a development application is received on a site adjoining the boat ramp, Council will refer the development application to QT for comment.

3.7 Commercial Zone



3.7.1 Overall Outcomes

- a. The town centre of Surat is intended to include a range of commercial, government offices and community services that provide for the local and daily needs of the town and the surrounding rural community. The town centre will provide expanded opportunities for business and employment.
- b. Other forms of development that may be appropriate include medium density housing or visitor accommodation, or small-scale, low-impact industries that primarily provide a local service.
- c. The town centre of Surat will have a strong streetscape character and that buildings identified as having cultural heritage significance, will be retained. New development will be required to be compatible with and enhance the local streetscape character.
- d. It is intended that all new development occurs in form compatible with the existing commercial and residential activities in Surat, and that new buildings will be of a character that reflects the built character of Surat.

3.7.2 Table of Development – Material Change of Use

The following table sets out the type of assessment required for a material change of use within the Commercial Zone. A material change of use that is not specifically listed below in the exempt, self-assessable or code assessment categories, and is not identified in Schedule 8 of the Act, will require impact assessment.

Table 3-5: Commercial Zone Table of Development: Material Change of Use only

Column 1	Column 2	Column 3
Defined use or use class	Assessment category	Relevant assessment criteria —applicable code if development is self-assessable or requires code assessment
Advertising Device	Self Assessable where complying with the Acceptable Solutions of the Applicable Codes Code Assessable Otherwise	<ul style="list-style-type: none"> General Development Code (S19/A19 to S24/A24)
Caretakers Residence	Self Assessable where not involving building work and complying with the Acceptable Solutions of the Applicable Codes Code Assessable Otherwise	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work Commercial Code (S1/A1) Where involving building work Commercial Development Code (All)
Catering Premises	Self Assessable where not involving building work and complying with the Acceptable Solutions of the Applicable Codes Code Assessable Otherwise	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work Commercial Code (S1/A1) Where involving building work Commercial Code (All)
Childcare Centre	Self Assessable where not involving building work and complying with the Acceptable Solutions of the Applicable Codes Code Assessable Otherwise	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work Commercial Code (S1/A1) Where involving building work Commercial Code (All)

Column 1	Column 2	Column 3
Defined use or use class	Assessment category	Relevant assessment criteria —applicable code if development is self-assessable or requires code assessment
Commercial Premises	<p>Self Assessable where not involving building work and complying with the Acceptable Solutions of the Applicable Codes</p> <p>Code Assessable Otherwise</p>	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work Commercial Code (S1/A1) Where involving building work Commercial Code (All)
Dwelling House	<p>Self Assessable where complying with the Acceptable Solutions of the Applicable Codes</p> <p>Code Assessable Otherwise</p>	<ul style="list-style-type: none"> General Development Code (S1/A1 to S8/A8, S24/A24) Residential Code (S1/A1 to S9/A9)
Home Occupation	<p>Self Assessable where not involving building work and complying with the Acceptable Solutions of the Applicable Codes</p> <p>Code Assessable Otherwise</p>	<ul style="list-style-type: none"> General Development Code (S1/A1 to S8/A8, S24/A24) Residential Code (S1/A1 to S6/A6, S12/A12 to S16/A16)
Hotel	Code Assessable	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work, Commercial Code (S1/A1) Where involving building work Commercial Code (All)
Indoor Recreation	<p>Self Assessable where not involving building work and complying with the Acceptable Solutions of the Applicable Codes</p> <p>Code Assessable Otherwise</p>	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work Commercial Code (S1/A1) Where involving building work Commercial Code (All)

Column 1	Column 2	Column 3
Defined use or use class	Assessment category	Relevant assessment criteria —applicable code if development is self-assessable or requires code assessment
Multiple Dwelling	Code Assessable	<ul style="list-style-type: none"> General Development Code (All) Residential Code (S1/A1 to S6/A6, S17/A17.1-A17.6)
Park	Exempt	Not Applicable
Place of Worship	Self Assessable where not involving building work and complying with the Acceptable Solutions of the Applicable Codes Code Assessable Otherwise	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work, Commercial Code (S1/A1) Where involving building work Commercial Code (All)
Professional Offices	Self Assessable where not involving building work and complying with the Acceptable Solutions of the Applicable Codes Code Assessable Otherwise	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work, Commercial Code (S1/A1) Where involving building work Commercial Code (All)
Public Utility	Exempt	Not Applicable
Shop	Self Assessable where not involving building work and complying with the Acceptable Solutions of the Applicable Codes Code Assessable Otherwise	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work, Commercial Code (S1/A1) Where involving building work, Commercial Code (All)
Special Use	Exempt	Not Applicable
Tourist Facility	Code Assessable	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work, Commercial Code (S1/A1)

Column 1	Column 2	Column 3
Defined use or use class	Assessment category	Relevant assessment criteria —applicable code if development is self-assessable or requires code assessment
		<ul style="list-style-type: none">Where involving building work, Commercial Code (All)
Any material change in use other than one listed in another assessment category, including any undefined uses.	Impact Assessable	Not Applicable

Non-statutory note: Schedule 8 of the Act exempts certain development from requiring any form of assessment against this planning scheme; for example, activities authorised under the Mineral Resources Act are exempted in this way.

3.8 Industry Zone



3.8.1 Overall Outcomes

- a. This Zone is intended to provide for the industry base of the Shire. The area is generally suitable for a range of industries including storage and distribution, manufacturing and processing operations.
- b. In the Industry Zone, non-industrial activities may be considered to be appropriate, where they would directly service or be ancillary to industry. However, Council will not support development that would compromise the operation of existing industrial activities, or prevent future industrial activities from locating in this zone.
- c. It is intended that the impacts of industrial development are restricted to acceptable levels and environmental standards. Such industrial development is to have minimal impact on surrounding uses. Industrial development is to be provided with the necessary infrastructure.
- d. Development within the Industry Zone should not compromise the continued use of good quality agricultural land, in accordance with State Planning Policy 1/92 – Development and the Conservation of Good Quality Agricultural Land.
- e. Industrial activities proposed in areas surrounding the Industry Zone, which may be intolerant of industry (e.g. residential uses), will need to incorporate appropriate buffering measures in their design.

3.8.2 Table of Development – Material Change of Use

The following table sets out the type of assessment required for a material change of use within the Industry Zone. A material change of use that is not specifically listed below in the exempt, self-assessable or code assessment categories, and is not identified in Schedule 8 of the Act, will require impact assessment.

Table 3.6: Industry Zone Table of Development: Material Change of Use only

Column 1	Column 2	Column 3
Defined use or use class	Assessment category	Relevant assessment criteria —applicable code if development is self-assessable or requires code assessment
Advertising Device	Self Assessable where complying with the Acceptable Solutions of the Applicable Codes Code Assessable Otherwise	<ul style="list-style-type: none"> General Development Code (S19/A19 to S24/A24)
Aquaculture	Code Assessable	<ul style="list-style-type: none"> General Development Code (All) Rural Code (S1/A1 to S8/A8.1-A8.2, S11/A11, S13/A13.1-A13.3 to S18/A18)
Industry - Low Impact	Self Assessable where not involving building work and complying with the Acceptable Solutions of the Applicable Codes Code Assessable Otherwise	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work, Industry Code (S2/A2 to S8/A8, S16/A16.1-A16.2) Where involving building work, Industry Code (All)
Industry - Other	Code Assessable	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work, Industry Code (S1/A1.1-A1.2 to S9/A9, S16/A16.1-A16.2) Where involving building work, Industry Code (All)
Park	Exempt	Not Applicable
Public Utility	Exempt	Not Applicable
Service Station	Code Assessable	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work, Industry Code (S1/A1.1-A1.2 to S9/A9, S16/A16.1-A16.2) Where involving building work, Industry Code (All)

Column 1	Column 2	Column 3
Defined use or use class	Assessment category	Relevant assessment criteria —applicable code if development is self-assessable or requires code assessment
Special Use	Exempt	Not Applicable
Storage Facility	<p>Self Assessable where not involving building work and complying with the Acceptable Solutions of the Applicable Codes</p> <p>Code Assessable Otherwise</p>	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work, Industry Code (S2/A2 to S8/A8, S17/A17) Where involving building work, Industry Code (All)
Transport terminal	<p>Self Assessable where not involving building work and complying with the Acceptable Solutions of the Applicable Codes</p> <p>Code Assessable Otherwise</p>	<ul style="list-style-type: none"> General Development Code (All) Where not involving building work, Industry Code (S2/A2 to S8/A8, S16/A16.1-A16.2) Where involving building work, Industry Code (All)
Any material change in use other than one listed in another assessment category, including any undefined uses.	Impact Assessable	Not Applicable

Non-statutory note: Schedule 8 of the Act exempts certain development from requiring any form of assessment against this planning scheme; for example, activities authorised under the Mineral Resources Act are exempted in this way.

3.9 Building, Reconfiguration and Operational Works Assessment Table

Note, whilst the development contained in the table herein may be self-assessable against the planning scheme, assessment against another legislative instrument may also be required (e.g. Building Works is Code Assessable against the *Building Act 1975*).

Table 3.7: Building, Reconfiguration and Operational Works Assessment Table

Column 1 Defined use or use class	Column 2 Assessment category	Column 3 Relevant assessment criteria — applicable code if development is self-assessable or requires code assessment
Building Work,	Self Assessable where either: a. not involving a building or structure listed in Planning Scheme Policy 4 – Heritage Register ; OR b. involving only minor building work or restorative work on a building or structure listed in Planning Scheme Policy 4 – Heritage Register .	The relevant use specific code
	Code Assessable where involving other than minor or restorative building work, or removal or demolition, on a building or structure listed in Planning Scheme Policy 4 – Heritage Register .	The relevant use specific code
	Impact Assessable where either: a. Building Work, other than minor building work, that is in or adjacent to land in the Residential Zone and would result in the building or other structure being greater than 2 storeys or 10m in height; OR b. Involving demolition or removal of a building or structure listed in Planning Scheme Policy 4 – Heritage Register .	The relevant use specific code

Column 1 Defined use or use class	Column 2 Assessment category	Column 3 Relevant assessment criteria — applicable code if development is self-assessable or requires code assessment
Operational Works	Exempt where for a Public Utility	Not Applicable
	Self Assessable where involving: a. construction of parking areas; and b. erection of signs, where not erected on a state controlled road and: i. is provided for community information by a community organisation; or ii. is located on the site of the activity the signage refers to; or iii. is located in the Commercial or Industrial Zone; or iv. is located on a group sign structure constructed by or on behalf of Council; or v. is provided by a local, state or federal government agency.	General Development Code
	Code Assessable where involving a. Erection of advertising devices, where: i. erected on a property adjacent to a state controlled road; AND/OR ii. provided to advertise a business, product or service on land, a building or on a road.	General Development Code
	b. Excavation or Filling, other than in relation to building work, reconfiguration, local utilities or special purposes	General Development Code
	c. All other Operational Work not identified or listed herein	General Development Code
Reconfiguring of a Lot	Code Assessable	Lot Reconfiguration Code

Non-statutory note: Schedule 8 of the Act exempts certain development from requiring any form of assessment against this planning scheme; for example, building work declared under the Standard Building Regulation 1993, to be exempt development.

4. Codes

4.1 Introduction

4.1.1 General Application

Codes contained within this Chapter have application to development that is self-assessable, code assessable and/or impact assessable. An introductory part to each code identifies the specific circumstances in which that code applies.

There are three types of codes included in this Chapter:

- General Development Code

These may apply to material changes of use and operational works in all parts of the Shire.

- Use specific codes

These codes apply to material changes of use, building works and operational works for/or associated with the specific purpose dealt with in each code and apply in all parts of the Shire. Some may also apply to development for any purpose within the corresponding zone; for example, the Rural Development code will apply to assessable development for any purpose within the Rural Zone.

- Reconfiguring a Lot Code

This code applies to reconfiguring a lot in any part of the Shire.

Compliance with these requirements is to be maintained for the duration of the use or works. It is also noted that Council has various local laws that may also contain requirements that must be complied with once development has been carried out in accordance with this planning scheme and any relevant development permit.

4.1.2 How to Use the Codes

4.1.2.1 *Structure of the Codes*

Each of the planning scheme codes contains the following elements:

- a statement of the purpose of the code, which the various Specific Outcomes are intended to achieve;
- identification of the forms of development to which the code will apply and the extent to which it will apply; and
- tables outlining the Specific Outcomes that development must fulfil, together with acceptable solutions deemed to be an acceptable means of achieving each criterion.

4.1.2.2 *Application for Self Assessable Development*

Where a code is applicable to self-assessable development, compliance with the code is to be achieved by compliance with the nominated acceptable solutions.

If the development does not comply with an acceptable solution, then it is subject to code assessment, unless the tables of development contained in Chapter 4 of this planning scheme identify that it should be impact assessable.

4.1.2.3 Application for Development Requiring Code Assessment

For code assessable development, compliance with the code will be achieved by compliance with the nominated Specific Outcomes. In the event that no probable solution is identified for a particular performance criterion, a development proposal is still required to comply with given Specific Outcome. Applicants are to demonstrate to Council's satisfaction how compliance has been achieved. **Planning Scheme Policy 6** identifies matters that are relevant to the assessment of alternative solutions.

The acceptable/probable solutions identified represent one way in which development proposals can fulfil with the Specific Outcomes. Alternative solutions may be proposed, however an applicant will be required to demonstrate that the alternative adequately fulfils the relevant specific outcomes and the purpose of the Code.

4.1.2.4 Application for development requiring Impact Assessment

Development subject to impact assessment will be considered against the relevant codes, including the section below that details matters relevant to the assessment of Alternative Solutions.

It should be noted that compliance with the Specific Outcomes whether by the acceptable solutions or alternatives to them will not ensure approval of a development proposal requiring impact assessment.

The proposed development will also be considered against other relevant components of this planning scheme, including the Desired Environmental Outcomes set out in Chapter 2, intentions for particular localities in Chapter 3 and the intention for the zones set out in Chapter 3. Consideration will also be given to those matters set out in the Act.

4.2 General Development Code

4.2.1 Purpose

This code is intended to ensure that development within the Shire occurs in a manner that promotes ecological sustainability and maintains a high standard of public health, safety and amenity.

4.2.2 Application

Unless otherwise stated, this code applies to all land uses and self-assessable, code assessable or impact assessable development, irrespective of Zone.

4.2.3 General

Where required, physical infrastructure set out in this code must be provided to a standard in accordance with the relevant planning scheme policies or other standards as conditioned by Council.

4.2.4 Specific Outcomes and Acceptable Solutions

Specific Outcomes		Acceptable Solutions/Probable Solutions	
General			
S1	Premises provide for: <ul style="list-style-type: none">▪ a vehicle crossing or crossings, from the carriageway to the frontage of the land, constructed and finished to standards sufficient to accommodate expected vehicle use;▪ a footpath formation that matches acceptable adjoining conditions or is in keeping with the required profile for roads in the locality;▪ pedestrian pavement where in the Residential or Commercial Zone /Town of Surat;▪ appropriate kerb and channelling other than along rural roads;▪ construction and pavement of the road as required to meet design and treatment standards appropriate to the locality; AND▪ alteration or repair to existing road pavements, kerb and channelling, footpath or drainage works, required as a result of the construction works for the development at no cost to the Council or other road authority.	A1	The following are provided or exist at the frontage of the site: <ul style="list-style-type: none">▪ reinforced concrete industrial vehicle crossing or crossings where development is other than for a rural or residential purpose;▪ footpath formation that matches adjacent existing conditions or to the site specific conditions;▪ pedestrian pavement for the full length of the road frontage or frontages of the land:<ul style="list-style-type: none">- at least 1.2 metres wide where development is for a commercial purpose where adjoining pavement exists; or- for the full footpath width where development is on land in the Commercial Zone; and▪ kerb and channelling along the full frontage or frontages of the land other than within the Rural Zone.

Specific Outcomes		Acceptable Solutions/Probable Solutions	
Water Supply and Sewage Disposal			
S2	A safe and reliable supply of potable and general use water is provided for each premises including, where available, connection to an approved reticulated system.	A2	Each new premises is connected to Council's reticulated water supply system. OR In instances where the site is not connected to the Council reticulated water supply, a potable water supply is to be provided by way of rainwater, bore water or both, having a minimum storage capacity of 22,500 litres. <i>Note: An application under the Water Act 2000 or other Act may be required to legally take any water from a water resource</i>
S3	Treatment and disposal of effluent is provided for on-site and does not: <ul style="list-style-type: none">▪ increase any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of the system or increasing the cumulative effect of systems in the locality;▪ increase any health risks during a system failure;▪ deteriorate the water quality of existing and/or proposed water supplies;▪ limit the sustainable disposal of domestic effluent.	A3	Each new premises is connected to Council's reticulated sewerage system scheme; OR An on-site sewerage treatment system is provided, compliant with the requirements of DNRM's On-site Sewerage Code 2002 . <i>Note: the administering authority making an environmental decision about an activity that may affect water, will also refer to the requirements of the Environmental Protection Policy (Water) 1997.</i>
Electricity and Communication			
S4	Electricity and telephone services are provided in a timely, cost effective and efficient manner.	A4	All new premises are connected to an approved electricity supply and telephone service. <i>Note: Council does not provide such a connection service; the developer or development proponent is liable for all fees and charges incurred from the resultant service connection.</i>
Stormwater Management			
S5	On-site drainage does not adversely affect adjoining land or the downstream stormwater system.	A5.1	Design and construction of roof and allotment drainage systems comply with the requirements of the Queensland Urban Drainage Manual – s.5.1.8 'Roof and Allotment Drainage'.
		A5.2	A major drainage network is in place OR The major drainage network complies with the design requirements of the Queensland Urban Drainage Manual .
S6	Security of tenure for rights to convey and/or discharge stormwater is obtained.	A6	A lawful point of discharge is available for stormwater.

Specific Outcomes		Acceptable Solutions/Probable Solutions	
Flooding and Drainage			
S7	The major drainage network has the capacity to control stormwater flows under normal, and minor system blockage conditions for a 1 in 100 year rainfall event.	A7	<ul style="list-style-type: none">no dwelling is inundated with flood waters during a 1 in 100 year flood;habitable rooms have floor levels 250mm above the estimated flood level resultant from a 1 in 100 year flood; andflood ways are restricted to areas where there is minimal risk of damage to life or property.
Protection of Utilities			
S8	Alterations and/or repairs are provided by the developer to public utility mains, services or installation and drainage works where necessitated by building, operational or drainage works for the premises.	A8	Alterations or repairs to public utility mains, services or installations, and drainage works are undertaken where required as a result of the construction works.
Vehicle Access, Parking and On-site Movement			
S9	Access driveways are located to minimise conflicts and designed to operate efficiently and safely taking into account: <ul style="list-style-type: none">the size of the parking area;the amount and type of vehicle traffic;the type of use (e.g. long-term, short term, regular, casual);road frontage traffic conditions; andthe capacity of the adjoining street system.	A9	Access driveways are located and designed in accordance with the provisions of Australian Standards AS 2890.1 – 1993 and AS 2890.2 – 1989.
S10	All vehicles using the site are able to enter and exit the site in forward gear (excluding dwelling houses) AND The on-site circulation system provides adequate and safe access to all parking, loading/unloading and manoeuvring areas	A10	With the exception of the Rural Zone, driveways, circulation and manoeuvring areas comply with the requirements of Australian Standards AS 2890.1 and AS 2890.2
S11	On-site queuing and set down/pick up facilities are provided for development for the purposes of any: <ul style="list-style-type: none">caravan park (reception area);catering premises (with drive through facilities)hotel (with drive through facilities);motel (reception area);service station;shop; andtransport terminal.	A11	On-site queuing and set down/pick up facilities are provided that enables vehicles to stand without obstructing the free flow of moving traffic or unduly conflict with pedestrian movement.
S12	Functional on-site vehicle parking is provided in convenient, attractive and safe locations.	A12.1	Short-term visitor parking is provided at the site frontage or adjacent to the area of pedestrian entry.
		A12.2	Visitor car parking spaces are accessible to all visitors at all hours and are not encumbered or restricted (e.g. reserved signs) and appropriately signed.
		A12.3	Parking spaces meet the design requirements of Australian Standards AS 2890.1 and AS 2890.2.
S13	Sufficient on-site vehicle parking spaces are provided to accommodate the amount and type of vehicle traffic to be generated by the development.	A13	The number of on-site car parking spaces provided is not less than that indicated for the use in Table 4.1.

Specific Outcomes		Acceptable Solutions/Probable Solutions	
Earthworks, Filling and Excavation			
S14	Earthworks: <ul style="list-style-type: none">do not cause Environmental Harm;do not impact adversely on the visual amenity or privacy of surrounding premises including public places;minimise impact on natural landforms or drainage patterns;do not cause instability on site when earthworks is completed; anddo not adversely impact on the visual significance of the site.	A14.1	For the Residential, Commercial and Industry Zones excavation (cut) and fill: <ul style="list-style-type: none">is not more than 1.3 metres relative to natural ground level at any point;does not occur within 1.5 metres of site boundaries; andis revegetated upon completion. OR For the Rural Zone excavation (cut) and fill is not within 100m of any watercourse
		A14.2	For filling and excavation soil erosion and drainage measures are put in place to manage impacts.
S15	Retaining walls and batters are designed, constructed and landscaped to: <ul style="list-style-type: none">minimise the height of retaining walls and batter faces;minimise the visual impact on any public place or adjoining land; andensure the stability and longevity of the retaining walls and batters and the safety of people and properties.	A15.1	Batters have a maximum slope of 30% and are revegetated or landscaped immediately following completion of the works.
		A15.2	No retaining wall is located with 1.5m of a lot boundary, except where the retaining wall is less than 2m in height.
S16	The environmental values of receiving watercourses are protected.	A16	Earthworks are not carried out within 100m of the high bank of the watercourse in the Rural zone and within 30m in all other zones.
S17	Earthworks and excavations do not encroach upon or disrupt utility services.	A17	Earthworks do not occur within 2 metres of any utility services. OR Filling over any underground infrastructure (water supply, sewerage or stormwater drainage reticulation) does not exceed 0.75m and does not cover or obstruct any manholes or other access points to the infrastructure. OR Any utility services that may be affected by the earthworks are properly relocated or are physically protected from possible damage or disturbance.

Specific Outcomes		Acceptable Solutions/Probable Solutions	
Landscaping			
S18	Landscaping is provided to a high quality appearance and improves the visual amenity and streetscape values of the area.	A18	Landscaping is provided as follows: <ul style="list-style-type: none">20% of the site area is landscaped (other than in the Rural Zone).it includes 1 tree that will grow to at least 5m height for each 25m² of landscaping area.it includes shrubs and groundcovers.It does not include any Class 3 Declared Plants (pest species) by the Department of Natural Resources Mines and Energy
Signage			
S19	Signage is designed such that it: <ul style="list-style-type: none">is of a high quality appearance and is visually attractive;is legible and readily communicates necessary information;meets demonstrated corporate identity requirements;is for a recognised community organisation or activity/project.	A19.1	Signage is for identification purposes relating to the activity and displays only words, symbols, logos or replicas that: <ul style="list-style-type: none">identify the name, location, or product/services of the business; orname of occupier and occupation or profession of a home occupation; orprovides information related to a community organisation or activity .
		A19.2	<ul style="list-style-type: none">Signage is located on the site of the activity the signage refers to, OR <ul style="list-style-type: none">Is located in the Commercial or Industrial Zones OR <ul style="list-style-type: none">Is located on a group sign structure constructed by or on behalf of Council.
S20	Signage is constructed in a manner to ensure public safety.	A20	Engineering certification is provided advising of the structural capacity for the following signs: <ul style="list-style-type: none">freestanding signs, exceeding 3 m in height above ground level; andsigns attached to a building greater than 1.5 m in height, or greater than 5m² in area.
Lighting			
S21	Outdoor lighting does not detrimentally affect the safety or wellbeing of any pedestrian, cyclist or motorist through inappropriate light emissions from development that reduce the ability of transport users to see essential details of the route ahead, including signage.	A21	Outdoor lighting is provided in accordance with Australian Standard AS1158.1.1 1997 – Road Lighting and AS 4282 – 1997 – Control of the Obtrusive Effects of Outdoor Lighting .
S22	Outdoor lighting: <ul style="list-style-type: none">provides a sense of security;is consistent with the character of the local area; anddoes not cause unreasonable disturbance or nuisance because of emission of light.	A22.1	Lighting is provided to all pedestrian areas, parking areas and building entries.
		A22.2	Outdoor lighting is designed, installed and regulated in accordance with parameters outlined in the Australian Standard AS 4282 – 1997 – Control of the Obtrusive Effects of Outdoor Lighting .

Specific Outcomes		Acceptable Solutions/Probable Solutions	
S23	Outdoor sports lighting meets the visual requirements of the use and does not cause an unreasonable disturbance of nuisance to adjoining uses because of light emissions.	A23	Outdoor lighting is designed, installed and maintained in accordance with Australian Standard AS 2560.1 – 1982 – Guide to Sports Lighting and AS 4282 – 1997 – Control of the Obtrusive Effects of Outdoor Lighting .
Aerodrome Operations			
S24	Development, including buildings, structures (including aials and the like) and vegetation, is not of a height that may impact on the operation of the aerodrome facility.	A24	Structures located within 100m of Surat Aerodrome are less than 2 storeys or 8.5m in height.

Table 4.1: Carparking Space Provision

Statutory Note: where calculations undertaken for carparking space provision result in a fraction of 0.5 or above, the fraction is to be rounded up to the next whole number (eg 4.5 carpark spaces would be rounded up to 5 carpark spaces).

Purpose	Minimum Number of Car Parking Spaces
Commercial Use in the Commercial zone.	1 space per 25m ² .
Dwelling House	1 space per dwelling house and 1 space per any secondary dwelling
Home Occupation	1 space (in addition to space required for the house)
Industry- Low Impact/ Industry Other	1 space per 50m ² of gross floor area for the first 1,000m ² and 1 additional space per 100m ² of gross floor area exceeding 1,000m ² .
Residential Uses Motels	1 space per guest room or suite and 1 space per 30m ² of gross floor area of any dining room.
Other	As provided for in 'Queensland Residential Design Guidelines'.
Rural Use Where self assessable development.	No spaces.
Where code or impact assessable development.	No acceptable number prescribed.
Sport and Recreation Use	20 spaces per playing field or 6 spaces per court, whichever is applicable.
Where code or impact assessable development.	No acceptable number prescribed.
Note: Council may vary the required number of car parking spaces giving consideration to whether more or less provision is justified having regard to: <ul style="list-style-type: none"> the circumstances of the application and proposed development; car spaces that are available on nearby land and approved by Council; and the anticipated hours of operation of the development. 	

4.3 Residential Code



4.3.1 Purpose

The purpose of this code is to ensure that:

- a. residential uses and development complement and are compatible with the scale of the surrounding area, contribute positively to the local streetscape character and provide a high level of residential amenity for occupants;
- b. motels are located on suitable sites to best serve the accommodation needs of users and designed to be compatible in scale and design with the locality in which the use is located and do not adversely impact on the surrounding area;
- c. caravan parks provide high quality on-site amenity and facilities, for both long term residents and tourists, are developed at suitable locations within the Shire, and maintain a high standard of amenity for adjacent premises;
- d. the establishment and operation of small-scale business in association with the primary use of the premises as a residence is facilitated where:
 - i. development remains at a scale compatible with the residential locality in which it is located; and
 - ii. development has no adverse impact on the amenity of the surrounding residential area in which the use is located due to increased traffic generation and parking, obtrusive signage, noise or the like; and
 - iii. development does not undermine the viability of the Shire's business areas in the commercial zone.

4.3.2 Application

- The provisions of this Code apply to a material change of use in the Residential zone or any of the purposes identified herein.
- The provisions of this code also apply to self-assessable, code or impact assessable development that is a material change of use for any purpose in the Residential Zone

4.3.3 Specific Outcomes and Acceptable Solutions

Specific Outcomes		Acceptable Solutions/Probable Solutions	
General Amenity			
S1	The use does not adversely impact on the amenity of the neighbourhood to a standard that would be greater than that reasonably expected from the residential use on the same premises.	A1	The use does not involve an Environmentally Relevant Activity. AND The use is either a dwelling house, home occupation or a multiple dwelling.
Good Quality Agricultural Land			
S2	Non-rural activities are designed, sited and managed to avoid loss of good quality agricultural land and minimise conflict with agricultural uses.	A2.1	The activity is located on land that is not identified as Classes A or B agricultural land on <i>Map 3 Agricultural Land Classification</i> .
		A2.2	The separation distance from any non-agricultural use, to a site zoned Rural is the minimum effective width of separation indicated in Appendix 6 of the Planning Guidelines: Separating Agricultural and Residential Land Uses . AND Any vegetated buffers provided for and within the effective separation distances are designed in accordance with Appendix 2 of the Planning Guidelines: Separating Agricultural and Residential Land Uses .
Buffers to Natural Watercourses			
S3	Buffers of sufficient width are provided to ensure the conservation of the watercourses designated on Map 2 and Map 3.	A3	A 100m minimum separation distance is provided between the proposal and the embankment of the designated natural waters, with vegetation in the buffer area retained.
Residential Compatibility			
S4	The proposed development is compatible with the locality having regard to: <ul style="list-style-type: none">▪ proximity to buildings of heritage significance;▪ the streetscape character;▪ the subdivision pattern;▪ the scale and architectural style of buildings including building materials and colour; and▪ building set backs.	A4	The proposal is either a dwelling house, home occupation or a multiple dwelling.
Cultural Heritage Protection			
S5	Development does not impact on compromising the cultural heritage values of a item listed in <i>Planning Scheme Policy 4</i> ; and	A5	The proposal is: a dwelling house, OR not located on a site containing an item listed in <i>Planning Scheme Policy 4</i> .

Specific Outcomes		Acceptable Solutions/Probable Solutions	
General Building Design			
S6	The proposed development is designed, located and constructed to: <ul style="list-style-type: none">contribute to an attractive streetscape character and connect into the local neighbourhood;provide adequate privacy, sunlight, ventilation, private open space and vehicle access and parking;a density that reflects the intended character of the area; andpreserve or enhance the amenity of adjoining residential land.	A6	The proposed development complies with the relevant elements of the Queensland Residential Design Guidelines in relation to 'Single Detached Housing'.
Dwelling House/Caretakers Residence			
S7	The visual character of the development is consistent with the surrounding area and the size and shape of the site and the location of buildings provide for adequate privacy, sunlight, ventilation, private open space and access.	A7	Only one dwelling house exists per lot.
S8	Dwelling houses are appropriately separated from conflicting uses.	A8	The proposal is located within the Residential or Commercial Zone
S9	The height, scale and use of the dwelling house is compatible with surrounding existing development and the realistic expectations of nearby residents.	A9	No part of the building has a height greater than 10 metres measured from finished ground level to the highest roof ridgeline.
Dwelling House (Secondary Dwelling component)			
S10	Secondary dwellings for a dwelling house use are provided in a manner that is compatible with the residential character of the area.	A10.1	The dwelling house and secondary dwelling unit are located on a lot with a minimum area of 600m ² .
		A10.2	The secondary dwelling unit comprises only two elements of self-contained accommodation (e.g. a bathroom and a kitchen, or a bathroom and a laundry), and not more than two bedrooms.
S11	The secondary dwelling unit is subordinate to the primary dwelling house, and is visually integrated with the dwelling house to appear as a single dwelling house.	A11.1	The secondary dwelling unit is separated from the primary dwelling house by no more than 6m and connected to the dwelling house by a solid roof connection, such as a pergola or covered walkway.
		A11.2	The gross floor area of the secondary dwelling unit does not exceed 2/3 the area of the dwelling house or 100m ² , whichever is the lesser.
Home Occupation/Professional Office			
S12	The home occupation is limited to a small scale business consistent with the primary use of the premises as a residential dwelling unit, that: <ul style="list-style-type: none">is compatible with the residential character of the locality; andrecognises the preference for small business, other than that conducted in the Commercial zone.	A12.1	The use is carried out by persons who reside on the site as their permanent place of residence, and does not involve the employment of more than one non-resident employee.
		A12.2	The use must not occupy an area exceeding 50m ² .

Specific Outcomes		Acceptable Solutions/Probable Solutions	
S13	The home occupation is not visually intrusive nor does adversely affect the attractive appearance of the streetscape.	A13.1	The use, excluding office/administration activities, must not be conducted: <ul style="list-style-type: none">outside the hours of 8am to 6pm Monday to Friday;outside the hours of 8am to 4pm on Saturday; andon a Sunday or public holiday.
		A13.2	The use, including any display of goods and storage of equipment or materials, takes place in an enclosed building or is screened such that it is not visible from a public place (e.g. road) or adjoining property.
		A13.3	There is no retail sale of goods associated with the development except where those goods are made on the premises.
S14	Visitor and vehicular traffic levels generated by the use do not exceed levels normally generated by a dwelling unit in the zone in which the home occupation is located.	A14	The use involves visitation by only four clients or customers, at any given time.
S15	No waste is generated, or load imposed, on any public utility that is significantly greater than that normally associated with a residential use on the premises.	A15	The use does not involve an Environmentally Relevant Activity
S16	The use does not adversely impact on the amenity of the neighbourhood to a standard that would be greater than that reasonably expected from the residential use on the same premises.	A16	The use does not involve an Environmentally Relevant Activity
Multiple dwellings			
S17	The proposed development is designed, located and constructed to: <ul style="list-style-type: none">contribute to an attractive streetscape character and connect into the local neighbourhood;provide adequate privacy, sunlight, ventilation, private open space and vehicle access and parking;a density that reflects the intended character of the area; andpreserve or enhance the amenity of adjoining residential land.	A17.1	The proposed development complies with the relevant elements of the Queensland Residential Design Guidelines in relation to 'Attached Housing'.
		A17.2	Site coverage shall not exceed 60% of the site area.
		A17.3	The minimum site area for any form of multiple dwelling is 800m ² .
		A17.4	Multiple dwellings do not exceed a building height of 2 storeys or 10m whichever is the greater.
		A17.5	The number of dwelling units does not exceed a ratio of one dwelling unit for each 250m ² of site area.
		A17.6	The minimum road frontage of any lot used for the purposes of multiple dwellings is 20m.
Motels			
S18	Motels are appropriately located in areas that are normally frequented by visitors to the Shire, including adjacent to major roads and within established urban areas, where the amenity of the locality is not otherwise adversely affected.	A18	Motels are located: <ul style="list-style-type: none">adjacent to or having convenient access to a major road;within the Commercial zone;away from, or buffered from, any use that is incompatible with a residential type use (e.g. industrial area).
S19	The site has sufficient area and appropriate dimensions to accommodate: <ul style="list-style-type: none">the siting and construction of buildings;the provision of attractive open space;any ancillary use areas;safe and adequate vehicle access; andadequate vehicle parking.	A19	Motels are developed on sites that have a minimum area and dimensions as follows: <ul style="list-style-type: none">a minimum area of 1000m² and a minimum road frontage of 20m in the Commercial zone; OR <ul style="list-style-type: none">a minimum site area of 1500m² and a minimum road frontage of 20m, in any other zone.

Specific Outcomes	Acceptable Solutions/Probable Solutions
S20 Building bulk, height and density is: <ul style="list-style-type: none"> ▪ compatible with the desired character of the locality, as expressed in the intent of the zone; or ▪ similar to existing buildings in the street in relation to building setbacks, scale and length of walls; and ▪ visually compatible with the surrounding streetscape character. 	A20.1 The proposal has maximum site cover of 60%. A20.2 Building setbacks from the streetscape are: <ul style="list-style-type: none"> ▪ a minimum 10m where adjacent to a state controlled road or rural road; or ▪ equal to or greater distance from the streets as existing buildings adjacent to the site. A20.3 Buildings do not exceed a building height of 2 storeys or 10m whichever is the greater.
S21 New buildings in residential areas are set back from site boundaries and appropriately orientated, designed and landscaped in order to: <ul style="list-style-type: none"> ▪ reduce bulk; ▪ allow for efficient use of the site; ▪ enable landscaping to be provided at the front of the site; ▪ provide any residents on adjoining land with an adequate sense of visual and acoustic privacy; and ▪ have no direct overlooking of the main living areas of adjoining residences. 	A21.1 Buildings are setback from side or rear boundaries in accordance with the requirements of the Queensland Residential Design Guidelines in relation to Attached Housing. A21.2 Direct views from the curtilage of the building into the private open space areas of dwellings on adjoining land are screened or obscured by: <ul style="list-style-type: none"> ▪ minimum 1.8m high solid fence or wall along the common boundary; and ▪ landscape screening by dense existing or new vegetation (not including Class 3 Declared Plants (pest species) by the Department of Natural Resources Mines and Energy). A21.3 Buildings have a maximum wall length of 15 m to the street frontage.
S22 The buildings, facilities, vehicle movement and parking areas are designed and located to minimise the extent of noise generated beyond the site boundaries so as not to detract from the amenity of surrounding premises.	A22.1 Landscaping is provided on the site for a minimum of 2m between parking, manoeuvring, loading/unloading and outdoor recreation areas, and site boundaries. A22.2 Landscaping does not include the use of any Class 3 Declared Plants (pest species) by the Department of Natural Resources Mines and Energy A22.3 A solid screen fence at least 1.8m high is erected between parking, manoeuvring, loading/unloading and outdoor recreation areas on the site and adjoining residential land. A22.4 Any air-conditioning units are located, enclosed, of a type, or otherwise screened such that they do not present an unsightly view to the street or other public place.
S23 Landscaping is established that: <ul style="list-style-type: none"> ▪ enhances the appearance of the premises from the street; ▪ assists in integrating the premises into the streetscape/townscape of the locality; and ▪ assists in buffering the premises from surrounding residential premises, or incompatible uses (e.g. industrial premises). 	A23 A landscape and recreation area is provided on the site having an area of not less than: <ul style="list-style-type: none"> ▪ 10% of the total area of the site where in the Commercial zone; or ▪ 20% of the total area of the site in all other zones. AND <ul style="list-style-type: none"> ▪ does not include the use of any Class 3 Declared Plants (pest species) by the Department of Natural Resources Mines and Energy
S24 Fencing is of a style and character suitable for the area.	A24 Fences and wall are designed with similar or compatible materials to those used in existing premises in the locality, and are visually compatible with the design, form and finish of the main building(s) on the site.

4.4 Rural Code



4.4.1 Purpose

The purpose of this Code is to facilitate sustainable rural land practices that prevent environmental degradation, and control the on-site and external impacts of rural activities. The Code recognises the importance of and protects designated Petroleum Leases and the existing gas pipeline easement.

4.4.2 Application

- The provisions of this Code apply to a material change of use in the Rural zone or any of the purposes identified herein.
- The provisions of this code also apply to self-assessable, code or impact assessable development that is a material change of use for any purpose in the Rural Zone.

4.4.3 Specific Outcomes and Acceptable Solutions

Specific Outcomes		Acceptable Solutions/Probable Solutions	
General			
S1	Development is carried out in accordance with best management practices so as to: <ul style="list-style-type: none">maintain water quality;prevent soil erosion and land slip;avoid other adverse impacts on the site or the surrounding area.	A1.1	The use involves: <ul style="list-style-type: none">a Dwelling House,Agriculture, orIntensive Animal Husbandry.
Amenity			
S2	Development maintains visual amenity and rural character.	A2.1	Natural topography, existing vegetation, and vegetated buffers are used to screen the development from residences and community uses, and roadways within 200m of the site.
		A2.2	Farm buildings are not located within 30m of a public road
S3	The proposed development is designed, located and constructed to: <ul style="list-style-type: none">contribute to the character of the rural area;provide adequate privacy, sunlight, ventilation, private open space and vehicle access and parking;a density that reflects the intended character of the area; andpreserve or enhance the amenity of adjoining land.	A3	No Probable solution is prescribed.
S4	The development does not impact on the amenity of the locality.	A4	The development does not emit noise, odour, dust, light, vibration, fumes, smoke ash, grit, oil, dust, waste-water, waste products, or cause electrical interference.
Vegetation Protection			
S5	The development does not impact on remnant vegetation through grazing or edge effects, such as weed or pest infestation.	A5	A 100m buffer separation is provided to any area of remnant vegetation identified as Regional Of Concern' Ecosystem or Regional Endangered' Ecosystem identified on Map 4 .
Safety			
S6	Development on properties containing the designated gas pipeline provide a suitable separation distance between the development to maintain pipeline integrity and safety.	A6	Excepting grazing, the development does not occur within 100 m of the designated pipeline route on Map 2 Petroleum and Mining . <i>Non-statutory Note: Any development application over an allotment containing the pipeline requires the consent of the pipeline owner. The development application should thence also address the risks associated with development in the vicinity of the pipeline.</i>
Cultural Heritage Protection			
S7	Development does not impact on compromising the cultural heritage values of a item listed in Planning Scheme Policy 4; and	A7	The proposal is: <ul style="list-style-type: none">not located on a site containing an item listed in Planning Scheme Policy 4 <p>OR</p> <ul style="list-style-type: none">where located on a site containing an item listed Planning Scheme Policy 4 is not within 100m of the item.

Specific Outcomes		Acceptable Solutions/Probable Solutions	
Natural Watercourses Buffers			
S8	Buffers of sufficient width are provided to ensure the conservation of the watercourses designated on Map 1a .	A8.1	A 100m minimum separation distance is provided between the development and the embankment of the watercourses identified on Map 1a , and vegetation in the buffer area retained and not disturbed.
		A8.2	Development on a site adjoining a designated watercourse includes measures that intercept and treat surface water drainage and spilled substances prior to their release to the watercourse.
Good Quality Agricultural Land			
S9	Non-rural activities are designed, sited and managed to avoid loss of good quality agricultural land and minimise conflict with agricultural uses.	A9.1	Non-rural activities are not located on land that is identified as Classes A or B agricultural land on Map 3 Agricultural Land Classification .
		A9.2	The separation distance from any non-agricultural use, to a site zoned Rural is the minimum effective width of separation indicated in Appendix 6 of the Planning Guidelines: Separating Agricultural and Residential Land Uses . AND Any vegetated buffers provided for and within the effective separation distances are designed in accordance with Appendix 2 of the Planning Guidelines: Separating Agricultural and Residential Land Uses .
Protection of Extractive Resources & Operations			
S10	Extractive resources and operations are protected from development that sterilises these extractive resources and operations.	A10	Development is not a sensitive receptor located within: ▪ 1000m from an identified boundary of any Petroleum lease or Mining lease where blasting or crushing is occurring (as per Map 2 Petroleum and Mining). OR ▪ 200 m from an identified boundary of any Petroleum lease and Mining lease (as per Map 2 Petroleum and Mining) where blasting or crushing do not occur.
Infrastructure			
S11	Development provides for environmentally sustainable disposal of on-site wastes, including waste-water, so that there are no significant adverse impacts on the quality of any surface water or ground water resource.	A11	Waste run off is directed to filtration or treatment areas, and does not discharge to watercourses. <i>Non-statutory note: to assess the acceptability of provided filtration or runoff areas for concentrated waste disposal, Council utilises the Guidelines for Disposal of Animal Manure, Water Quality Council of Qld, Guidelines No. 1 (1981)</i>
Caretakers Residence			
S12	The establishment of a caretakers residence where resulting in more than one dwelling house on a lot in the Rural Zone must not have an adverse impact on the environment or agricultural viability.	A12	The caretakers residence is occupied only by a bonafide worker or manager associated with the rural use of the land or a member of the landowner's family.
Intensive Animal Husbandry Practices			
S13	The development is located and sited such that: <ul style="list-style-type: none">odour and noise levels are acceptable in rural residential areas and commercial and residential zones;the quality of ground and/or surface water is maintained;	A13.1	Vehicle trips (other than passenger vehicles) associated with the Intensive Animal Husbandry use are limited to ten total per week.
		A13.2	No intensive animal husbandry occurs within 5km of the Residential Zone or 2km from any other intensive animal husbandry.

Specific Outcomes		Acceptable Solutions/Probable Solutions			
	<div>surface water is maintained;</div> <div><div><div>▪ Riparian areas are not disturbed;</div><div>▪ natural flood and drainage processes and /or patterns are maintained;</div><div>▪ the physical, chemical, and biological integrity and quality of soil is maintained by ensuring nutrient loads do not exceed the buffering capacity of the soil or landscape at that location;</div><div>▪ the developments effluent management can demonstrate sustainable disposal to the soil and landscape by ensuring these activities do not cause; deep drainage beyond the hydrological balance of that location; waterlogging; salinity, leaching of nutrients and/or pesticides, into surface water, groundwater or areas offsite that may be at risk, particularly areas down slope;</div><div>▪ the Development is able to implement an adequate land use buffer as set out in the <i>Planning Guidelines: Separating Agricultural and Residential Land Uses</i>.</div></div></div>	<div>A13.3</div> <div>Intensive animal husbandry activities (including any ancillary buildings or structures, ponds, manure storage, pens or enclosures or other portions of land utilised in connection with carrying out of the activities) comply with <i>Table 4.2: Separation requirements for intensive animal husbandry activities</i>.</div>			
		<div>Non-statutory note: Council recommends proponents utilise the following publications in the design of any intensive animal husbandry proposal. Council refer to same in the assessment of any relevant application:</div> <div><div><div>▪ <i>Beef cattle feedlots: cattle feedlot design and construction principles; and</i></div><div>▪ <i>Environmental Code of Practice for Piggeries.</i></div></div></div>			
S14	Noise and dust impacts, and pest weed infestation from transport movements related to the development are minimised.	A14	Transport routes use existing roads.		
S15	Development maintains visual amenity and rural character.	A15.1	Natural topography, existing vegetation, and vegetated buffers are used to screen the development from residences and community uses, and roadways within 200m of the site.		
		A15.2	Farm buildings are not located within 30m of a public road		
S16	<div>Impacts of intensive animal husbandry on the amenity, health and welfare of residents in the locality and on the environmental attributes of the site and locality (such as flora, fauna, topography, climate and biodiversity) are minimised</div> <div>AND</div> <div>Impacts of intensive animal husbandry do not adversely effect the continual operation and viability of existing rural uses</div>	A16.1	Intensive animal husbandry activities are located on lots complying with the following minimum sizes		
			Activity	Minimum lot size	
			Piggery	8 ha	
			Lot Feeding	100 ha (if more than 1 lot, then it is to be amalgamated into one undivided lot)	
			Poultry Farm	8 ha	
			Cattery	2 ha	
			Kennel	2 ha	
			Stable	1 ha	
			Livestock Dip	1ha	
		Aquaculture	5ha		
		A16.2	Intensive animal husbandry activities comply with the following animal stocking rates:		
			Animal	Rural Lots (<20ha)	Rural Lots (>20ha)
			Pigs Units	20	20
			Poultry	50	100
			Emu/Ostrich	10	20

Specific Outcomes		Acceptable Solutions/Probable Solutions		
		Dairy Cows	10	100
		Cattle	20	50
		Goats	10	20
		Sheep	20	20
S17	Intensive animal husbandry is separated from roads, watercourses and residential uses.	A17	Intensive animal husbandry activities (including any ancillary buildings or structures, ponds, manure storage, pens or enclosures or other portions of land utilised in connection with carrying out of the activities) comply with Table 4.2: Separation requirements for intensive animal husbandry activities .	
S18	An intensive animal husbandry use is supplied with an area in which to apply the volume of animal waste likely generated from the use.	A18	Where involving a piggery, poultry farm or lot feeding, an area is provided for the application of wastes that complies with the following requirements.	
		Activity	Waste Type	Application Rate
		Piggery	Raw manure slurry	25 pig units/ha (0.04 ha/pig)
			Treated solids	100 pig units/ha (0.01 ha/pig)
			Waste liquids	500 pig units/ha (0.002 ha/pig)
		Lot Feeding	Manure	40 beasts/ha (0.025 ha/beast)
		Poultry Farm	Layer	1000 birds/ha (0.001 ha/bird)
			Broiler	10,000 birds/ha (0.0001 ha/bird)
S19	Animals kept on the subject site are appropriately supervised.	A19	Intensive animal husbandry is developed in conjunction with a caretaker's residence.	

Table 4.2: Separation requirements for intensive animal husbandry activities

Activity	Range of animal numbers	Distance from constructed and/or maintained roads (1)*	Distance from other boundaries of the land and dry gullies and channels (2)*	Distance from water courses, well or bores (3)*	Distance from residential uses not associated with the site (4)*	Distance from Residential Zone (4)*
Piggery	<80 pig units	100	20	100	100	5000
	81-200 pig units	150	20	100	150	5000
	>201 pig units	200	20	100	200	5000
Lot Feeding	<50	500	100	100	1000	5000
	50-300	500	100	200	1500	5000
	301-1000	500	200	300	2000	5000
	>1000	500	200	400	5000	5000, plus 10m per beast over 2000 up to a maximum distance of 10km
Poultry Farm	<200	20	10	50	60	5000
	201-500	50	20	50	60	5000
	>501	100	20	100	150	5000
Cattery	Any number	20	20	100	100	5000
Kennel	Any number	50	20 – dry gullies and channels 50 – other boundaries	100	200	5000
Stable	Any number	20	20	100	100	5000
Livestock Dip	Any number	20	50	100	100	5000
Aquaculture	Any number	50	15	30	200	5000

- (1) Excluding 'no through roads' less than 500m long.
- (2) Other than constructed or maintained roads, or where there is a neighbouring dwelling house or caretaker's residence
- (3) Except dry gullies and channels
- (4) Measured to the nearest boundary of the lot containing the nearest residential use or Residential Zone.

4.5 Commercial Code



4.5.1 Purpose

This code is intended to ensure that commercial premises are:

- a. established on suitable sites having regard to accessibility, size and location;
- b. consistent with the intended role of Surat as the primary commercial centre within the Shire;
- c. consistent with the desired character and amenity of the streetscape and locality; and
- d. comprised of physically attractive pedestrian-oriented environments.

4.5.2 Application

- The provisions of this code apply to self-assessable, code or impact assessable development that is a material change of use for the purposes of a shop or commercial premises, as defined, in any zone; or
- The provisions of this code also apply to self-assessable, code or impact assessable development that is a material change of use for any purpose in the Commercial Zone.

Specific Outcomes and Acceptable Solutions

Specific Outcomes		Acceptable Solutions/Probable Solutions	
General			
S1	The proposed development is designed, located and constructed to: <ul style="list-style-type: none">▪ contribute to the character of the rural area;▪ provide adequate privacy, sunlight, ventilation, private open space and vehicle access and parking;▪ a density that reflects the intended character of the area; and▪ preserve or enhance the amenity of adjoining land and neighbourhood.	A1	The use is: <ul style="list-style-type: none">▪ carried out within an existing building; and▪ located within the Commercial Zone.
Site and Building Layout			
S2	The scale of proposed buildings and structures complement the scale of the existing or preferred built form surrounding the site.	A2.1	Buildings do not exceed a height of 2 storeys.
		A2.2	Site coverage shall not exceed 70% of the site area.
S3	Premises are developed on a site having sufficient area and dimensions to accommodate the building or buildings, associated parking area, service vehicle provisions, landscaping and service areas.	A3	The site has an area of at least 600m².
S4	Appropriate building setbacks are provided to create a pleasant streetscape and protect the visual amenity of the area.	A4	No building shall be situated closer than 6m to a site's primary road frontage (that from which access is gained) and 3m to any other road frontage. OR The building aligns with existing building setbacks.
S5	The design and layout of the development promotes public safety and provide for casual surveillance of public areas.	A5	Buildings face streets and public open spaces and have their entries visible, clearly recognisable and accessible from the street, public open space and car parking areas.
S6	Development creates a pleasant streetscape character and enhance the attractiveness of commercial areas.	A6.1	A landscaped strip (exclusive of access driveways) 3m in width is to be provided adjoining any road frontage to the site, other than the primary road frontage or a State controlled road frontage.
		A6.2	Landscaping does not include the use of any Class 3 Declared Plants (pest species) by the Department of Natural Resources Mines and Energy
S7	The amenity of any adjoining non-commercial uses is protected.	A7	On sites that adjoin land in the Residential zone or any existing or approved residential use, the provision of a landscaped buffer strip of a minimum of 1.5m in width and a 1.8m high acoustic screen fence along the common boundary of the properties is provided.

Specific Outcomes		Acceptable Solutions/Probable Solutions	
Commercial Development in Surat			
S8	Development reinforces the functions of the street as a public space for pedestrian activity by incorporating the following: <ul style="list-style-type: none">buildings are sited and designed to concentrate pedestrian flows;pedestrian interest is maintained at street level through the provision of 'active building fronts';the front of buildings are designed to address the street;buildings have a human scale when approached or viewed from the street through articulation of the building form; andbuildings have setbacks consistent with neighbouring buildings and reflect the traditional 'main street form'.	A8	Buildings are designed and constructed to: <ul style="list-style-type: none">abut the street alignment for the full frontage of the site;be of generally rectangular plan form that is orientated parallel to the street alignment; andhave the main entry identifiable and directly accessible from the street through the front building facade.
S9	Buildings are designed and constructed to be visually compatible with surrounding buildings in the town of Surat.	A9	Buildings incorporate elements of building design and materials that match or complement the existing buildings in the street, and include at least two of the following: <ul style="list-style-type: none">'Over-footpath' awnings and post supports;'traditional style facades'; andtin and timber materials, or otherwise materials that match those in any adjoining buildings. <p><i>Non-statutory note: Figures 4.1 and 4.2 are representative of the traditional style facades and commercial building design that Council seeks to achieve in the Shire.</i></p>
S10	Buildings have a form and finish recognisable as being traditionally appropriate to its proposed use, including the following building elements: <ul style="list-style-type: none">articulation of buildings to reflect the horizontal and vertical rhythm of neighbouring buildings and the traditional 'main street' form;a symmetrical arrangement of building features such as doors, windows and parapet lines;awnings over footpaths;entries are visible, legible and accessible from the street; anddevelopment does not adversely impact on the streetscape works/elements.	A10	No Acceptable Solution is prescribed. <p><i>Non-statutory note: Figures 4.1 and 4.2 are representative of the 'traditional' commercial building design that Council seeks to achieve in the Shire.</i></p>



Figure 4.1: Examples of 'traditional style facades' incorporating traditional designs and materials that Council seeks to achieve in Surat.



Figure 4.2: Example of typical streetscape and design

4.6 Industry Code



4.6.1 Purpose

- a. The purpose of this Code is to ensure that industrial uses are compatible with the scale and character of the surrounding area, achieve a high quality in building design and layout, and minimise off site impacts.

4.6.2 Application

- The provisions of this Code apply to self-assessable, code or impact assessable development that is a material change of use for an industrial purpose or transport terminal in any zone.
- The provisions of this code also apply to self-assessable, code or impact assessable development that is a material change of use for any other purpose in the Industry Zone.

4.6.3 Specific Outcomes and Acceptable Solutions

Specific Outcomes		Acceptable Solutions/Probable Solutions	
Good Quality Agricultural Land			
S1	Non-rural activities are designed, sited and managed to avoid loss of good quality agricultural land and minimise conflict with agricultural uses.	A1.1	The activity is not located on land that is identified as Classes A or B agricultural land on Map 3 Agricultural Land Classification . OR The activity is located on unsuitable cropping land within Classes A and B. <i>(Non statutory note: Council requires the preparation of a property scale report to demonstrate this aspect).</i>
		A1.2	The separation distance from any non-agricultural use, to a site zoned Rural is the minimum effective width of separation indicated in Appendix 6 of the <i>Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997</i> . AND Any vegetated buffers provided for and within the effective separation distances are designed in accordance with Appendix 2 of the <i>Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997</i> .
Amenity			
S2	Development does not impact on the amenity of the locality.	A2	The development does not emit noise, odour, dust, light, vibration, fumes, smoke ash, grit, oil, dust, waste-water, waste products, cause electrical interference or otherwise;
S3	Noise generation emanating off-site is minimised. The proposed development contributes to the viability and efficiency of the Industry Zone.	A3	Hours of operation of the use are limited to 6 am until 6 pm, Monday to Saturday (inclusive). OR The use is conducted in a fully enclosed building. OR The use is located in the Industry Zone
S4	Emissions of odour, dust and air pollutants are minimised such that: <ul style="list-style-type: none">▪ nuisance is not caused beyond the site boundaries;▪ applicable State and national legislative requirements are satisfied; and▪ air quality conducive to the life, health and well-being of people is maintained.	A4	The development does not involve the incineration of material utilised or resultant from conducting the industrial use. AND The development utilises suppression mechanisms to minimise the amount of airborne matter and particulates. AND The industrial activity does not involve the processing of food or animal products, including rendering or tanning of animals and beasts.
Cultural Heritage Protection			
S5	Development does not compromise the cultural heritage values of a item listed in Planning Scheme Policy 4 .	A5	The proposal is not located on a site containing an item listed in Planning Scheme Policy 4 OR The proposal is located on a site containing an item listed in Planning Scheme Policy 4 is not within 100m of the item.
Natural Watercourse Buffers			
S6	Development does not adversely impact on the existing water quality of watercourses designated on Map 1a .	A6.1	A 100m minimum separation distance is provided between the development and the embankment of the watercourses identified on Map 1a , and vegetation in the buffer area retained and not disturbed.
		A6.2	All drainage excepting roof water is retained and treated on site.

Specific Outcomes		Acceptable Solutions/Probable Solutions	
Landscape Buffers			
S7	The development is suitably buffered from adjoining land uses through landscaping.	A7	Landscaped buffer strips 2 m in width are provided within the site along all property boundaries, excepting those points at which vehicle ingress and egress is required. AND A minimum of 10% of the site area shall be developed for landscaping purposes. AND Does not include the use of any Class 3 Declared Plants (pest species) by the Department of Natural Resources Mines and Energy
Lot Layout			
S8	Premises are developed on a site that has sufficient area and dimensions to accommodate the building or buildings, associated parking area, service vehicle provisions, landscaping, vehicle access and on-site movement.	A8	The site: <ul style="list-style-type: none">▪ is of a regular shape;▪ has an area of at least 2000m²; and▪ has a frontage of not less than 40m.
S9	Fencing, signage and lighting of the development are designed, constructed and maintained such that it: <ul style="list-style-type: none">▪ is generally consistent with the existing or intended character of the area and makes a positive contribution to the streetscape appearance; and▪ minimises adverse visual impacts from adjoining residential or other sensitive land uses.	A9	No acceptable solution is prescribed.
S10	Outdoor storage and work areas are screened from public view to enhance the visual amenity of the locality.	A10	Open storage and work areas and their contents are screened from view of public places (including streets) and from any other sensitive uses (including residential areas) by a 1.8 m high solid screen fence.
Building Scale and Character			
S11	Building height and bulk allow for the building to be set into the landscape/streetscape without becoming visually dominant.	A11.1	Buildings do not exceed a height of 12 m in the Industry Zone and two storeys in any other zone.
		A11.2	Site coverage does not exceed 80% of the site area.
S12	The front of the building is designed and orientated to address the street.	A12.1	The main entry to the building is at the front of the building, or is otherwise easily identifiable from the street, and is directly accessible from the car parking area and/or on-street parking.
		A12.2	The office space of each building is sited and orientated towards the principal road frontage of the site.
S13	Where the site is not being fully developed at one time (i.e. staged development), the layout allows for later development to be carried out in an orderly and efficient manner.	A13	Buildings are located so that unusable pockets of land are not created, and provision for interconnection of the existing development, into later development stages, is afforded.
Building Setback			
S14	The building is setback from the road frontage in such a way that: <ul style="list-style-type: none">▪ allowance is made for efficient use of the site;▪ significant landscaping is provided at the front of the site;▪ the visitor car parking can be provided at an easily visible location at or near the front of the site; and▪ the location of utility services and drainage paths are taken into account.	A14	All buildings are set back not less than: <ul style="list-style-type: none">▪ 10m to any State Controlled Road;▪ 6 m to a principal road frontage; and▪ 3m to any secondary road frontage.

Specific Outcomes		Acceptable Solutions/Probable Solutions	
S15	The building is sited in relation to side and rear boundaries such that: <ul style="list-style-type: none">allowance is made for efficient use of the site;the requirements of the Building Code of Australia can be satisfied;the location of utility services and drainage paths are taken into account; andexisting or likely future use of adjoining land is not significantly affected.	A15	All buildings are set back not less than 10m to any boundary adjoining land used, or intended for use, for residential, child care centre or place of worship purposes.
Emissions			
S16	Stormwater does not contaminate surface water or ground water.	A16.1	Areas where potentially contaminating substances are stored or used are roofed and sealed with concrete, asphalt or similar impervious substance and are bunded.
		A16.2	Roof water is piped away from areas of potentially contaminating substances.
Storage Facilities			
S17	The storage facility use does not impact upon the amenity of the locality.	A17	Built structures or external stockpiling of produce or materials do not exceed a height of six metres above natural ground level.

4.7 Lot Reconfiguration Code

4.7.1 Purpose

- a. The purpose of the Lot Reconfiguration Code is to ensure that land is suitable for its intended purpose, as expressed through the zoning for a particular area. The Code also promotes the efficient use of land and infrastructure, with the protection of the natural environment, landscape values, and economic resources, including good quality agricultural land.
- b. The Code ensures good urban design outcomes that:
 - i. are consistent with the intended character of the particular locality;
 - ii. promote access to open space and other community facilities;
 - iii. promote a choice of affordable housing types through differing lot sizes; and
 - iv. promote walking, cycling and public transport usage.
- c. Lot reconfiguration in rural areas is to support the maintenance of the productive capacity of soils, vegetation, water and GOAL, with development at a scale that maintains the land either in commercial agricultural production or capable of supporting agricultural production. Further, lot reconfiguration is to support the availability of viable farming units generally in accordance with designated minimum lot sizes.

4.7.2 Application

The provisions of this code will be used in assessing a proposal to reconfigure of a lot that is code or impact assessable in any zone.

4.7.3 Specific Outcomes and Probable Solutions

4.7.3.1 General

The following provisions apply to all reconfigurations.

Specific Outcomes		Probable Solutions	
Lot Layout and Design			
S1	The location and layout of new lots: <ul style="list-style-type: none">ensures that environmental risks and hazards are minimised;ensures that uses are not located in buffer areas for other uses; andminimises impacts on natural features and vegetation.	A1	No Probable Solution is prescribed.
Movement Networks			
S2	New streets and roads: <ul style="list-style-type: none">are designed and constructed to function safely and efficiently;have the capacity to accommodate projected traffic movements;perform an appropriate role within a road network;allow provision for on-street vehicle parking; andprovide for public utilities and landscaping.	A2	The road layout complies with the provisions of "Queensland Streets – Design Guidelines for Subdivisional Streetworks".

Specific Outcomes		Probable Solutions		
S3	The road layout is designed and constructed so that intersections are spaced to enable convenient, efficient and safe movements.	A3	Intersections are spaced as follows (Road types as per Old Streets):	
			Road Type	Minimum Intersection Spacing
				On same side of through road On opposite side of through road
			Access Street	60 m 40 m
			Collector Street	60 m 40 m
			Trunk Collector	100 m 60 m
			State-controlled Road	As required by Main Roads.
S4	Where on land in proximity to state controlled roads, the layout of roads and new lots ensures the protection of the safety and efficiency of the state controlled road (SCR), including: <ul style="list-style-type: none"> ▪ minimum use of the SCR by local traffic; ▪ minimum connections to the SCR; and ▪ no direct property access to the SCR. 	A4	No Probable Solution is prescribed.	
S5	Roads are of a quality, design and durability suitable to the: <ul style="list-style-type: none"> ▪ intended traffic volumes and loads; ▪ provision of all weather access; ▪ discharge of rainfall; ▪ safe passage of vehicles and pedestrians; and ▪ maintenance of a reasonable, comfortable riding quality. 	A5	Road construction is in accordance with the following: <ul style="list-style-type: none"> ▪ for rural roads, "Rural Road Design" (Austroads 1989); and ▪ for all other roads, Austroads 1989. 	
S6	The pavement edge treatment is constructed to: <ul style="list-style-type: none"> ▪ prevent edge fretting; ▪ perform required drainage functions; ▪ provide the appropriate level of control for vehicle movement; ▪ allow ready access to abutting properties at suitable locations; and ▪ contribute to the desired streetscape character of the locality. 	A6.1	Kerb types provided are as follows (street types as per Old Streets):	
			Street Type	Kerbing
			Local Street	Drive over
			Trunk collector	Layback or upright
			State-controlled Road	As required by Main Roads
			Industrial Road	Layback or upright
			Rural Road	Formed shoulder
S7	Roads are constructed with footpath formations appropriate to intended: <ul style="list-style-type: none"> ▪ pedestrian and/or cyclist uses; ▪ drainage functions; and ▪ topography 	A6.2	Kerb and channelling profiles comply with Australian Standard AS 2876-1987 .	
		A6.3	Pavement edge material is concrete (for other than rural roads where a formed shoulder verge is provided).	
		A7	Footpaths are formed in accordance with Council guidelines.	

Specific Outcomes		Probable Solutions	
Drainage			
S8	Stormwater run off is contained and controlled so that it does not adversely affect either the upstream or downstream built or natural environment.	A8	Road and stormwater drainage design complies with the Soil Erosion and Sediment Control Guidelines for Queensland and the Queensland Urban Drainage Manual.
S9	Stormwater quality management systems ensure that disturbance to natural stream systems is minimised and stormwater discharge to surface and underground receiving waters does not degrade the quality of the receiving water.	A9	Road and stormwater drainage design complies with the Soil Erosion and Sediment Control Guidelines for Queensland and the Queensland Urban Drainage Manual 1992 .
Water and Waste Water			
S10	Water supply and waste water treatment and disposal is provided that: <ul style="list-style-type: none">meets the needs of users;ensures health, safety and convenience of the community;is cost-effective over their life cycle; andminimises adverse impacts to the environment in the short and long term.	A10.1	Connection to Council's reticulated water supply and sewerage system is provided.
		A10.2	Where lots are not serviced by Council's reticulated water supply, a water supply is provided to the lot by way of rainwater tank, bore water or both, having a minimum storage capacity of 22,500 litres.
		A10.3	Where Council's reticulated sewerage service is not available, the lot contains an area capable of supporting a land application area sized in accordance with the <i>On-site Sewerage Code 2002</i> .
Electricity and Telecommunications			
S11	Electricity and telephone services are provided in a timely, cost effective and efficient manner.	A11	All new lots are connected to an electricity supply and telephone service.
Habitat Retention			
S12	The proposed allotments do not fragment recognised endangered or 'of concern' ecosystems or habitat.	A12	The proposed allotment boundaries do not transect 'Remnant Endangered' or 'Of Concern' Regional Ecosystems, as identified in Map 4- Regional Ecosystems.

4.7.3.2 Reconfiguring of Rural Land

The following provisions apply to land within the Rural zone.

Specific Outcomes		Probable Solutions	
Lot Area and Dimensions			
S13	<p>Lots:</p> <ul style="list-style-type: none"> are of an appropriate size to sustain rural pursuits and for the siting and construction of rural buildings and structures, such that they respond to site characteristics and maximise the utility of the land for the rural purposes; do not fragment agricultural land resources into allotments of an economically unsustainable size; and are consistent with <i>SPP1/92 Development and the Conservation of Agricultural Land</i> (including the minimisation for potential land use conflict through the use of appropriate separation distances and buffers). 	A13.1	<p>The minimum lot size or density is consistent with the provisions of Table 4.3 below and:</p> <ul style="list-style-type: none"> lot boundaries generally relate to the natural features of the land (such as ridges and watercourses); areas of good quality agricultural land are not fragmented below minimum economically sustainable lot sizes and are retained as far as practical within one title; and where a lot reconfiguration is for a non-agricultural use, the site incorporates minimum effective subdivision widths to any adjoining Rural Zoned allotment, as indicated in Appendix 6 of the <i>Planning Guidelines: Separating Agricultural and Residential Land Uses</i>.
		A13.2	<p>Lots have a smaller area than indicated in Table 4.3, where the reconfiguration represents a boundary realignment only that <u>does not</u> result in an increase in the number of lots, and the new lot boundaries:</p> <ul style="list-style-type: none"> improve the relationship to the natural features of the land (including ridges and watercourses); <p>OR</p> <ul style="list-style-type: none"> otherwise provide for better land management practices.
		A13.3	<p>Lots have a smaller area than indicated in Table 4.3 where the reconfiguration redresses a clear impediment to the utility and accessibility of a lot as a result of a defined creek (that has an official name), public road (constructed to a bitumen sealed standard) that physically isolates a part of the subject land, whereby access between the separate areas is not physically possible or practical, provided that the reconfiguration:</p> <ul style="list-style-type: none"> provides improved access to each proposed lot from a bitumen sealed road; and creates lots of at least 2 ha area with effluent disposal areas, and slopes less than 20%; and incorporates minimum effective subdivision widths to any adjoining Rural Zoned allotment, as indicated in Appendix 6 of the <i>Planning Guidelines: Separating Agricultural and Residential Land</i>.
S14	The proposed subdivision facilitates the establishment and operation of the Shire's agricultural base.	A14	<p>The reconfiguration:</p> <ul style="list-style-type: none"> does not result in the loss or alienation of good quality agricultural land; and maintains a balance of area of at least 1,000 hectares.

Table 4.3: Minimum Lot Sizes and Dimensions

Zone	Minimum Lot Size	Minimum Frontage (other than at cul de sac ends)	Minimum Building Envelope Area (being above the Q50 Level and <15% slope)
Residential	600 m ²	18 m	300m ²
Rural - Class A Agricultural land	1,000ha	200 m	Not applicable
Rural - Other Classes of Agricultural land	2,000ha	200 m	Not applicable
Commercial	400 m ²	N/A	Not applicable
Industrial	2000 m ²	N/A	Not applicable

Non-Statutory Note: the minimum lot size indicated refers to the reconfiguration of land only and it does not apply to reconfiguration relating to the titling of existing or approved buildings.

4.7.3.3 Reconfiguration of Non- Rural Land

The following provisions apply to Reconfiguring a Lot, other than in the Rural zone.

Specific Outcomes		Probable Solutions	
Neighbourhood Design			
S15	The layout gives the neighbourhood a strong and positive identity by taking into account: <ul style="list-style-type: none">▪ topography;▪ vegetation;▪ natural drainage;▪ landmarks; and▪ opportunities for views and vistas;	A15	No Probable Solution is prescribed
S16	The layout creates: <ul style="list-style-type: none">▪ legible street patterns and open space networks; and▪ community focal points, through the location of services and facilities and public spaces.	A16	No Probable Solution is prescribed.
S17	The layout is integrated with the surrounding environment, by complementing and providing connection into existing and likely future street and open space networks, and by providing for optimum accessibility to community services and facilities.	A17	No Probable Solution is prescribed.
S18	Street and lot orientation facilitates: <ul style="list-style-type: none">▪ siting of buildings to promote efficient solar access and access to breezes;▪ surveillance of footpaths and public open space; and▪ deterrence of crime and vandalism.	A18	No Probable Solution is prescribed.
S19	An appropriate level of choice in the form of housing is provided, without adversely impacting on the character of the immediate locality.	A19	No Probable Solution is prescribed.
S20	The layout incorporates effective buffering from sensitive or incompatible uses or environmental or scenic values on adjoining or nearby land.	A20.1	An internal road layout allows dwelling units to be orientated away from industrial land.
		A20.2	Where adjacent to existing industry, a solid screen fence or landscaped mounding having a minimum height of 2 m, is provided along the full frontage of the common boundary, and within the residential land.
		A20.3	Where adjacent to existing industry, a densely planted buffer strip is provided having a minimum width of 10 m and an average width of 20 m that can be affectively maintained.

Specific Outcomes		Probable Solutions	
		A20.4	Any proposed buffer strip or landscaped mounding does not include the use of any Class 3 Declared Plants (pest species) by the Department of Natural Resources Mines and Energy
Lot Area and Dimensions			
S21	Lots have an appropriate area and dimension for the siting and construction of buildings and the provision of on-site recreation space, landscaping, vehicle access and parking, such that they: <ul style="list-style-type: none"> respond to site characteristics; and have adequate area for on-site disposal of effluent. 	A21	The minimum lot size, frontage width and building envelope dimensions are consistent with the provisions of Table 4.3 . Where reconfiguration is by community title, the development maintains the density for the zone, as expressed by either the minimum lot size or density, and new lots are capable of containing a rectangle of 20 x 20 m behind the building set back from the street or internal road.
S22	Lots have a smaller area than indicated in the table where the reconfiguration will result in the same number of lots and will result in an improvement to the utility or accessibility of the lots.	A22	No Probable Solution is prescribed.
Movement Networks			
S23	High levels of internal accessibility and external connections for pedestrians and cyclists and local vehicles is provided by: <ul style="list-style-type: none"> minimising necessary travel distances; minimising through traffic on residential streets; restricting vehicle speed on local streets; creating a legible street pattern; and connecting to and extending an orderly network of sealed roads in the locality. 	A23	No Probable Solution is prescribed.
S24	In commercial and industrial zones, the street network creates convenient access to higher order roads for heavy vehicles and commercial traffic without introducing through traffic to residential streets.	A24	No Probable Solution is prescribed.

Specific Outcomes		Probable Solutions											
Public Open Space													
S25	Public open space is created that: <ul style="list-style-type: none">is appropriately located, sized, shaped and/or developed to satisfy the recreational needs of the community;is linked to the surrounding open space system and provides for convenient pedestrian and cycle movement;has a multi-functional role in providing for recreation, and stormwater management and environmental care;conserves and takes advantage of significant landmarks and natural features;is safe and overlooked by dwelling units as far as possible;is readily and safely accessible by vehicle, cycle and pedestrian networks; andreasonably minimises maintenance costs.	A25	The public open space proposed adjoins existing open space areas in the location.										
Flooding and Drainage													
S26	The major drainage network has the capacity to control stormwater flows under normal, and minor system blockage conditions for a 1 in 100 year rainfall event.	A26	The major drainage network complies with the design requirements of the Queensland Urban Drainage Manual (QUDM). AND <ul style="list-style-type: none">no dwelling is inundated during a 1 in 100 year flood;habitable rooms have floor levels 250mm above the estimated flood level resultant from a 1 in 100 year flood are protected;flood ways are restricted to areas where there is minimal risk of damage to life or property; andrunoff is directed to a lawful point of discharge.										
S27	<div>The minor drainage system has the capacity to control stormwater flows under normal operating conditions as follows:<table><tr><th>Land Use Type</th><th>System Design Rainfall Event</th></tr><tr><td>Residential</td><td>1 in 50 years</td></tr><tr><td>Commercial</td><td>1 in 10 years</td></tr><tr><td>Industrial</td><td>1 in 50 years</td></tr><tr><td>Open Space</td><td>1 in 100 years</td></tr></table>and is designed to:<ul style="list-style-type: none">prevent ponding for a prolonged period;ensure that existing downstream systems are not adversely affected;be accessible, durable, cost-effective and easily maintainable;prevent accumulation of silts and blockages by debris;allow the safe passage of vehicles at reduced operating speeds on streets affected by runoff; anddirect all drainage to the front of all lots and discharged into the street gutters, unless the topography deems it necessary to do otherwise.</div>	Land Use Type	System Design Rainfall Event	Residential	1 in 50 years	Commercial	1 in 10 years	Industrial	1 in 50 years	Open Space	1 in 100 years	A27	The minor drainage system complies with the following: <ul style="list-style-type: none">designs based on the “Queensland Urban Drainage Manual” (QUDM) and the references cited therein;calculation of discharge based on “Australian Rainfall and Runoff” (IE Aust 1987) or on locally based research; andculvert design in accordance with “Urban Road Design – Volume 2” (Queensland Transport).
Land Use Type	System Design Rainfall Event												
Residential	1 in 50 years												
Commercial	1 in 10 years												
Industrial	1 in 50 years												
Open Space	1 in 100 years												

Specific Outcomes		Probable Solutions	
Street Lighting and Signs			
S28	Street lighting and street signs are provided in the Residential Zone to ensure the safety of both vehicles and pedestrians.	A28	Street lighting and street signs are provided in the Residential Zone at the following locations: <ul style="list-style-type: none">▪ intersections;▪ cul-de-sac heads;▪ bends; and▪ pedestrian crossings.

4.8 Extractive Industry Code



4.8.1 Purpose

- a. The purpose of this code is to provide detailed development control requirements relating to the establishment and operation of extractive industries as a means of minimising the impact of such development on adjoining land.

4.8.2 Application

The provisions of this code apply to code or impact assessable development that is:

- a material change of use; or
- operational work for the purposes of, or associated with an extractive industry including rehabilitation of sites.

4.8.3 Specific Outcomes and Acceptable Solutions

Specific Outcomes		Probable Solutions	
Safety			
S1	Development operates to a high standard of public safety.	A1.1	Safety fencing is to be provided for the full length of the perimeter of the site and around extractive industry stockpiles and operations.
		A1.2	Access to the site must be to a standard as to accommodate the design vehicles in accordance with Australian Standard AS2880.2 and sight distances must be maintained at the point of access, in accordance with the requirements of Australian Standard AS2890.1 .
Haulage Roads			
S2	The impact of extractive industries on roads is minimised.	A2	Haulage routes to the site are to be provided and maintained to a standard that will: <ul style="list-style-type: none">▪ ensure the safety and efficiency of the roads will not be compromised; and▪ minimise impacts on the amenity and other environmental values of nearby areas.

Specific Outcomes		Probable Solutions	
Amenity			
S3	The extractive industry ensures that the general amenity of the locality is protected.	A3.1	Blasting is not undertaken between the hours of 5 pm on one day and 8 am on the next day, with general operations at the quarry (excluding blasting) undertaken between the hours of 7 am and 6 pm, on any one day. AND No operations are to be undertaken on public holidays.
		A3.2	The operation of an extractive industry is to incorporate and maintain a 50m wide vegetation buffer around the area from which extraction is being undertaken to minimise the aesthetic impact of the operations.
		A3.3	Dust suppression techniques are employed, including: <ul style="list-style-type: none">the sealing of internal roads;construction of screen walls;construction of barriers, walls or embankments around crushing, screening or stockpiling areas; orthe use of other dust suppression techniques recognised in a relevant and approved industry code of practice.
		A3.4	Wheel washing equipment is to be used to prevent wastes, stones and soil adhering to wheels and being deposited on access roads.
		A3.5	Noise buffering works (such as earth embankments) are to be constructed to minimise the impact of noise where noise sensitive areas are located within 500m.
Environmental Impacts			
S4	Development ensures that likely adverse impacts on ecological and hydrological processes are adequately mitigated.	A4.1	Other than for riverine quarry materials, extraction is to be carried out in such a way that will not change the course of a creek, river or channel. There is to be no: <ul style="list-style-type: none">damage to the bed or banks of a watercourse; orinterference with the flows of water in the watercourse; andall riparian vegetation is to be retained.
		A4.2	Where a road or vehicle track crosses a watercourse, bank stabilisation measures are emplaced to minimise bank erosion and disturbance.
		A4.3	No wash or waste waters are to be released into a watercourse or riparian zone.
		A4.4	On-site stormwater drains are to be provided and maintained to an acceptable standard, with stormwater runoff directed away from disturbed areas.
		A4.5	Stormwater silt traps shall be installed to prevent material entering watercourses from stormwater drains.
		A4.6	Waste water from any screening process is to be retained in sedimentation ponds for 90 days before discharge. Wastewater is to be discharged from sedimentation ponds in a way that does not increase receiving water turbidity by more than 10%.
		A4.7	Control procedures are established to ensure that sediment from the site will not be deposited in nearby properties, drains or watercourses.
		A4.8	All solid waste shall be removed from the site and disposed of at an approved refuse disposal facility
		A4.9	All waste oil, grease and solvents shall be taken off site for recycling treatment or disposal at an approved disposal facility.

Specific Outcomes		Probable Solutions	
		A4.10	Sewerable wastes, including contents of chemical toilets, shall be disposed of to sewer, treatment plant or an approved septic tank system.
		A4.11	Cleared vegetation is to be either: <ul style="list-style-type: none"> removed to an approved location; wood chipped; or relocated and utilised in site rehabilitation.
		A4.12	Disturbed areas are to be revegetated as soon as possible.
Rehabilitation			
S5	The site is rehabilitated in a manner that will avoid diverse impact on ecological or hydrological processes.	A5.1	During and on completion of extractions, the site is to be rehabilitated using clean fill, being naturally occurring clay, sand, soil or crushed rock, free of contamination. Non-Statutory note: A site rehabilitation plan is to be prepared that addresses the following matters: <ul style="list-style-type: none"> after use options, including the most likely or preferred option; conceptual design of after use infrastructure; proposed final surface contours; capping materials to be used; drainage system including final discharge; provision for irrigation measures to promote vegetation growth; anticipated period of after care; and the remediation and revegetation of any silt traps.
		A5.2	The final surface of the fill shall be top soiled, sloped, drained and vegetated to minimise erosion, infiltration and to prevent ponding of stormwater.
		A5.3	On completion of extraction of materials, top soil is to be spread over all disturbed ground as a rooting medium for the revegetation process. All disturbed areas are to be revegetated as soon as practicable after operations cease on that area and revegetation processes are to be maintained until vegetation cover is re-established.
		A5.4	The final layer of compacted earth shall be not less than 0.5 m in depth and shall be placed over the entire area of the filled site.
		A5.5	The maximum slope of all re-formed material will be 1:6 (this slope may be reduced to 1:4 with a maximum slope length of 30 m).
		A5.6	During operation, the extraction path may be stripped of topsoil for a maximum of 2 Ha ahead of extractions. Top soil is not to be removed from the site and is to be used to rehabilitate parts of the site when extraction has been completed or stored in 2 m high windrows for use in future rehabilitations works.
		A5.7	Rehabilitation is to ensure the site will be stable and poses no threat to ground or surface water quality.
		A5.8	The site is rehabilitated with semi-mature endemic vegetation species, to a standard equal to or greater than that prior to the development of the use.

5. Planning Scheme Policies

Planning Scheme Policy 1 - Water Supply and Sewerage Headworks

1. Application

This policy applies to all applications for under the planning scheme. This policy supersedes all previous provisions for contributions towards water supply and sewerage works.

2. Background

The planning scheme requires that the applicant make a contribution towards water supply and sewerage works in accordance with the requirements of section 3.5.35 of the *Integrated Planning Act 1997*.

3. Components

Headworks

Water supply headworks comprise those elements of the water supply system in the Town of Surat.

Sewerage headworks comprise those elements of the sewerage system in the Town of Surat.

Headworks charges are based on costs of existing works and proposed works. The headworks contributions are based on the per capita cost for the total design population.

External Works

Water supply and sewerage works external and the costs thereof shall be determined in relation to the specific development proposal the subject of the application. In each case, the external works shall be works determined by Council as being necessary to connect the proposed development to the headworks system detailed in Schedules A and B.

The extent of work and the contribution to be paid in respect thereof, shall be determined in respect of each application. These costs may be appropriately proportioned to the subject application in respect of any common works.

4. Contributions

The following formula shall be adopted in calculating the contributions to be paid in respect of water supply and sewerage headworks and external works:

$$H = T \times C \times I + E$$

where:

H = total headworks contribution

T = increase in the number of equivalent tenements, as determined by Council, which would result from approval of the application.

C = headworks contribution per equivalent tenement for water supply and sewerage headworks.

I = rise and fall factor to adjust for changes in cost since headworks costs detailed in Appendices A and B were calculated.

E = water supply and sewerage external costs.

5. Payment

Contributions shall be paid to Council:

- prior to sealing of the plan of survey where the development includes subdivision; or
- if no subdivision is proposed, prior to commencement of use of the land.

The timing of payment may be as agreed between Council and the applicant and may be subject to such security as Council deems necessary in the particular circumstances to ensure such payment. Security agreed to by Council in respect of payment of contributions shall be in place in accordance with those timings indicated above. Security may be by cash payment or guarantee from a bank or other lending institution acceptable to Council.

Equivalent Tenements

Use	Basis	Equivalent Tenement	
		Water	Sewerage
Accommodation Building	per bed space	0.3	0.3
Caretaker's Residence	per unit	1	1
Catering Premises	per 100m ² gross floor area	1.2	1.5
Child Care Centre	per child	0.05	0.05
Commercial Premises	per 100m ² gross floor area	0.25	0.5
Dwelling House	per unit	1	1
Educational Establishment – junior	per pupil	0.05	0.05
Educational Establishment – senior	per pupil	0.1	0.1
Hotel – bar	per 100m ² gross floor area	1.4	1.5
Hotel – accommodation	per bed space	0.3	0.3
Multiple Dwelling	per dwelling unit	1	1
Professional Office	per 100m ² gross floor area	0.25	0.25
Service Station	per unit	2	2
Shop	per 100m ² gross floor area	0.25	0.5
Other		as determined by Council	

Notwithstanding the above values, the calculation of equivalent tenements shall be as determined by Council based on the specific nature of the proposal, the components of that proposal and the intensity of the operation.

For uses such as industrial activities, certain recreational activities and the like that have relatively high water usage and sewage generation characteristics, Council will generally adopt the following annual water supply consumption and sewage generation rates as representing (1) equivalent tenement:

- water supply – 250 kl per annum; and
- sewerage – 50 kl per annum.

6. Relaxation or Waiver

Council may relax the requirements for payment of contributions or the carrying out of works where such relaxation or waiver is justified in the particular circumstances and is in the best interests of the community.

Planning Scheme Policy 2 - External Roads and Works

1. Application

This policy applies to all material change of use and a reconfiguring a lot development applications under the planning scheme.

2. Components

Frontage Road Works

These works relate to the upgrading, where necessary, of frontage roads together with associated works to the satisfaction of Council and at the full cost of the applicant.

Services

Where required pursuant to the provisions of the planning scheme, the site shall be provided with all necessary services, particularly water supply and sewerage, to the satisfaction of Council and at the full cost of the applicant.

Where augmentation of existing services is necessary to facilitate provision of those services to the site, and where such augmentation may benefit other properties, Council may agree to a sharing of the cost of augmentation.

Site Access

Each site shall be provided with vehicular access at an appropriate standard to the satisfaction of Council and at the full cost of the applicant.

External Roads to Site

Council may require the payment of contributions towards the upgrading of roads external to a site, including intersections that provide access from the site to the road system, at a rate dependent on the specific nature of the proposed development and the extent of such necessary external works.

Stormwater Drainage

All sites shall be adequately drained of stormwater to the satisfaction of Council and at the full cost of the applicant.

Where such drainage works may benefit other properties, Council may agree to a sharing of the cost of those works.

3. Timing of Works and/or Payments

Works shall be completed and/or payments made to Council:

- where the development includes subdivision, prior to sealing of the plan of survey; or
- if no subdivision is proposed, prior to the commencement of the use of the land.

The timing of works and/or payments may be as agreed between Council and the applicant and may be subject to such security as Council deems necessary in the particular circumstances to ensure such works and/or payment. Security agreed to by Council in respect of works and/or payment of contributions shall be in place in accordance with those timings indicated above. Security may be a cash payment or guarantee from a bank or other lending institution acceptable to Council.

4. Relaxation or Waiver

Council may relax the requirements for payment of contributions towards, or the carrying out of works associated with:

- external roads;
- provision of services; or
- drainage.

where such relaxation or waiver is justified in the particular circumstances and is in the best interests of the community.

Planning Scheme Policy 3 – Parks and Recreation Space

1. Application

This policy applies to any reconfiguration of land for residential, commercial or industrial purposes. The policy shall not apply to subdivision pursuant to subsection 5.5.2(a)(iii) of the Scheme which applies to excision of a residential lot from a rural allotment, but shall apply to all other forms of residential development, including low density residential, and other development.

2. Requirement for a Contribution

The Planning Scheme requires that the applicant makes a contribution towards parks and recreation space in accordance for all proposed development for residential, commercial or industrial purposes.

Council may require as a condition of approval of a development, that:

- (a) an area of land be provided for use as a park;
- (b) a monetary contribution be paid to Council in substitution for the provision of that area of land;
- (c) works be provided for improvement of land for use as a park (including the development of recreational facilities; or
- (d) any combination of (a), (b) or (c).

In relation to these provisions:

- (a) the value of works referred to in (c) is not to exceed the maximum monetary amount referred to within this policy;
- (b) the combination referred to in (d) is not to exceed the maximum area or monetary amount included within this policy; and
- (c) a requirement for a contribution for parks and recreation space to Council can be imposed only once in relation to any specific parcel of land.

3. Requirements

For any proposed development for residential, commercial or industrial purposes, Council may impose as a condition of approval that the applicant surrender to the Crown for parks and recreation space, an area of land not exceeding ten percent (10%) of the net area of the land to be subdivided, after exclusion of land to be surrendered for road purposes.

This provision shall not apply in respect of proposed subdivision which does not provide for an increase in the number of allotments.

The land to be surrendered for park and recreation purposes shall:

- a. be fair, average quality land;
- b. be exclusive of any land included in drainage easements and reserves;
- c. contribute to the local parkland network and provide appropriate linkages within that network or be capable of properly functioning as a separate area of parkland; and
- d. be located and oriented to the satisfaction of Council.

Where part or all of the requirement to surrender land for park purposes is not required by Council, then Council may as an alternative, require the payment to Council of an amount not exceeding \$500.00 per additional allotment (created as a result of the Reconfiguring a Lot).

Monies paid shall be expended by Council on:

- the acquisition and/or development of land for parks; or
- the improvement of existing parks or recreational facilities.

Where the contribution required by Council comprises a combination of land dedication and monetary contribution, then such contribution shall comprise a proportionate assessment of the components.

The surrender of land for parks and recreation space and/or the payment of monetary contribution in lieu of such surrender shall be surrendered and/or paid prior to Council sealing the plan of survey.

4. Relaxation or Waiver

Council may relax the requirements for payment of contributions, surrender of land or the carrying out of works where such relaxation or waiver is justified in the particular circumstances and is in the best interests of the community.

Planning Scheme Policy 4 – Heritage Register



1. Application

This policy identifies buildings and sites of heritage significance.

2. Assessment

Where a development is to take place on a building or site identified in this register Council will assess the extent to which the proposed development will impact upon or enhance the heritage values of that site or building.

3. Heritage Register

	Site or Building
1.	Cobb and Co Corduroys
2.	Major Mitchell's Campsites
3.	Surat Shire Hall
4.	Astor Theatre

4. Process for entry into Heritage Register

Entry onto the Planning Scheme Heritage Register will occur via a process of:

- a. nomination (by a member of the public) with a report outlining the Cultural Significance of a place;
- b. assessment of the report by Council, or its appointed delegate;
- c. consultation with the landholder on which the site is located; and
- d. if the place is confirmed by Council to have Cultural Significance, it will be incorporated into the Planning Scheme Heritage Register via amendment to the planning scheme through the Schedule 1 process under the IPA 1997.

Note that entry into the register above in no way confers protection of the place from development or disturbance. The Queensland Heritage Act 1992, and the register established under that Act, is the legislative basis to provide for the conservation of Queensland's cultural heritage.

Planning Scheme Policy 5 – Information Local Government May Request

1. Application

The local government may request the following information from the applicant to assist the: assessment of a development application —

2. Information that may be required

Difficult Topography

- a. If an application involving land identified as difficult topography, a geotechnical assessment addressing the site's physical, environmental and visual suitability for the proposed development including —
 - i. a site analysis, which identifies contour lines to AHD (1 metre vertical intervals), existing vegetation and geological information; and
 - ii. an assessment of the impact that the proposed development would have on the stability of the site and nearby land [including requirements necessary to be incorporated into the development to reduce the risk to life and property (on and off-site) to an acceptable level], and access to the site, addressing —
 - < proposed earthworks [filling and excavation (cut)];
 - < the design, siting and method of construction of buildings, structures and infrastructure e.g. foundations, roads, driveways, retaining walls, swimming pools and dams) including recommendation of design outcomes responsive to the site's physical, environmental and visual characteristics;
 - < on-site effluent and stormwater disposal;
 - < removal of existing vegetation and supplementary planting;
 - < any other changes to the natural surface or underground drainage systems; and
 - < site maintenance and other management practices to ensure long-term site stability.

Flooding and Storm water Flow Paths

- a. if an application involving land which is subject to flooding or major stormwater flows, information and an assessment which identifies—
 - i. the likely probability, depth, volume and velocity of flows;
 - ii. the likely impact of the proposed development, including any associated earth works, both upstream and downstream from the site, particularly in terms of changes to the depth, duration or velocity of flood waters and the duration of warning time;
 - iii. likely impacts in terms of watercourse bank stability;
 - iv. preferred areas and non-preferred areas on site for various activities, based on the probability of inundation and the volume and velocity of flows;
 - v. recommendations for —
 - < the use of flood resistant materials and construction techniques able to withstand relevant debris loads;

- < the location and height of means of ingress and egress, including possible flood escape routes;
- < the location and height of buildings, particularly habitable floor areas;
- < structural design, including the design of footings and foundations to take account of static and dynamic loads (including debris loads and any reduced bearing capacity owing to submerged soils);
- < the location and design of plant and equipment, including electrical fittings;
- < the storage of materials which are likely to cause environmental harm if released as a result of inundation or stormwater flows;
- < the appropriate treatment of water supply and sanitation systems and other relevant infrastructure; and
- < relevant management practices, including flood warning and evacuation measures.

Bushfire Risk Areas

- a. If an application involving land identified as within a bushfire risk area, a site specific technical assessment which—
 - i. provides an assessment of the bushfire risk for the site including consideration of the requirements of the Standard Building Regulations 1993 (including AS3959-1999 Construction of Buildings in Bushfire-Prone Areas) and includes—
 - < a slope and aspect analysis;
 - < identification of the vegetation type;
 - < details of fire history (if available);
 - < identified risk from surrounding lands; and
 - < details of proposed measures to reduce the risk of bushfire within the subject land (such as road and lot layout, proposed water storage, fire trails, standards of building construction and clearing and landscaping).
 - ii. provides details of proposed ingress and egress to the site;
 - iii. provides details regarding education of buyers and advice on any necessary ongoing maintenance programs; and
 - iv. includes details of consultation with the Queensland Rural Fire Services, if applicable;

Infrastructure Works

- a. If an application has an impact on existing infrastructure or involves infrastructure works, including 'works for reconfiguring a lot—
 - i. an assessment of the capacity of existing downstream or associated network infrastructure and the effect of the proposed use connecting, including proposed measures to overcome any identified problems and an assessment of the likely impacts of stormwater drainage on downstream and upstream properties;
 - ii. an assessment of any new works required both internal and external to the proposed development, including appreciation of the infrastructure needs of nearby existing or future development.

NOTE: Approval is required from affected property owners where stormwater is discharged onto or through private property.

Zone Assessment

- b. If an application requiring assessment against a code—(a) an assessment of how the development may contribute to or detract from achievement of the outcomes sought for the zone; and

Rural Uses and Works Assessment

- a. (17) If an application involving a rural use or works which may have a significant impact on the surrounding area or the environment, information and an assessment regarding—
 - i. planning and site selection;
 - ii. legislative requirements;
 - iii. building use design, location and construction;
 - iv. feed storage facilities;
 - v. animal numbers and proposed methods and densities of enclosure;
 - vi. animal carcass disposal;
 - vii. pest, weed and predator control;
 - viii. noise, dust and odour generation and potential impacts both on-site and off-site, with particular regard to existing or likely future residents or other sensitive receptors in the area;
 - ix. likely impacts on water and soil contamination, erosion and salt accumulation, stormwater run-off and effluent disposal;
 - x. likely visual impacts, with particular regard to the existing and proposed character of the area;
 - xi. access and traffic generation and the adequacy and likely impact on the road network in the area;
 - xii. the disposal and management of wastes, including liquids and solids, produced by the proposed development;
 - xiii. the identification and management of impacts associated with the development during both its construction and operational phases;
 - xiv. the source and adequacy of water to be used on site, including arrangements for water storage;
 - xv. the use or potential alienation of Good Quality Agricultural Land; and
 - xvi. the ability of the site to ecologically sustain the scale and nature of the uses or works being proposed;

Landscaping Plan

- a. A Landscaping Plan may be required as part of any application for Material Change of Use or Building Works, including -
 - i. location and nature of all proposed vegetation;
 - ii. common names of plants(not essential);
 - iii. height at maturity;
 - iv. spread at maturity;
 - v. height at time of planting(measured from pot soil level to top of growing tip);

- vi. crown width at time of planting;
- vii. expected time to reach maturity; and
- viii. quantity of each species used.

Reconfigurations

- a. if an application involving the reconfiguration of land, the application is to be accompanied by a proposal plan, drawn to an appropriate metric scale and accurately plotted with the north point towards the top of the page, clearly indicating the following information —
 - i. The proposal plan is to be a black and whiteprint including:
 - < scale;
 - < north point;
 - < date and drawing number of plan;
 - < name of person/company who prepared the plan;
 - < the full real property description of the land being reconfigured;
 - < site location;
 - < all lots into which the land being reconfigured is presently configured;
 - ii. The following scales for the area of land to be reconfigured are acceptable to the Local Government —
 - < below 0.5 ha 1:500 or 1:1000;
 - < 0.5 to 2.0 ha 1:2000 or 1:2500; and
 - < above 2.0 ha 1:5000.
 - iii. A reduced copy of all proposal plans is to be submitted to the Local Government in either A3 or A4 size.
 - < scale;
 - < north point;
 - < date and drawing number of plan;
 - < name of person/company who prepared the plan;
 - < the full real property description of the land being reconfigured;
 - < site location; and
 - < all lots into which the land being reconfigured is presently configured.
 - iv. All existing lots real property descriptions, areas and dimensions are to be marked on the proposal plan.
 - v. If the land to be reconfigured is in separate ownerships, the proposal plan is to show clearly all separately owned parcels of land.
 - vi. All existing lots adjoining the land being reconfigured together with their real property descriptions, areas and dimensions.
 - vii. The location, name and width of all existing roads, streets, lanes or pathways abutting the land being reconfigured.

- viii. The location, width and purpose of all existing easements over, adjoining or affecting the land being reconfigured.
- ix. The proposal plan is to note the location of any oil or gas pipelines within 1km of the land being subdivided.
- x. location of zones (only applicable if more than one (1) zone applies to the land being reconfigured).
- xi. The location of future strategic roads within the land being reconfigured (if applicable).
- xii. The location of Mining Leases within 1km of the proposal.
- xiii. The dimensions and area of each proposed lot, each marked with a distinct lot number.
- xiv. A summary of the total number and area of each proposed lot is to be set out in a table on the proposal plan.
- xv. The location of all buildings and structures on the land being reconfigured and within ten (10) metres on adjoining land.
- xvi. For any building or structure within ten (10) metres of a road boundary or one (1) metre from other boundaries is to show actual distances from the boundary.
- xvii. The location of all watercourses, waterholes or swampy land, dams and creeks on the land being reconfigured and within thirty (30) metres on adjoining lands.
- xviii. The lines of all existing sewers and drains, on-site effluent disposal systems and all existing pipes or mains for the supply of water, gas, electricity or other services.
- xix. The contours of the ground as related to Australian Height Datum at an interval to adequately indicate the topography of the area to be reconfigured.
- xx. The location, width and purpose of all proposed easements and utility services.
- xxi. All land below the adopted flood level.
- xxii. The location of tree groupings and significant trees (where applicable), any landscape features, any prominent ridgelines and places of cultural significance or streetscape value.

Planning Scheme Policy 6 – Assessment of Alternative Solutions

1. Application

This policy applies to material change of use and reconfiguring a lot development applications under the planning scheme that propose alternative solutions to the Acceptable Solutions for Applicable Codes.

2. Matters for Consideration

Matters to which Council will give consideration in determining the suitability of an alternative solution that is not a nominated Acceptable Solution, include:

- a. the topography and other physical characteristics of the site;
- b. the character of the particular locality;
- c. existing or intended development on, or use, of nearby land;
- d. the intentions for the zone in which the site is located;
- e. the extent of divergence from the nominated acceptable solution; in particular, whether it represents a higher standard than the nominated acceptable solution;
- f. whether, due to the circumstances of a particular proposal, a nominated acceptable solution would not result in the achievement of the relevant performance criteria or the purpose of the code;
- g. whether the alternative would better manage the potential effects of the development;
- h. whether the premises has cultural heritage value and an alternative would be more in keeping with those values;
- i. any other matters arising from the particular development proposal and its potential impacts; and
- j. any other specific aspect identified in the relevant code.

6. Performance Indicators

The *Integrated Planning Act 1997* requires that a planning scheme includes performance indicators to enable assessment of whether the measures contained within the scheme appear to be leading to the achievement of the desired environmental outcomes. This schedule contains performance indicators relevant to the desired environmental outcomes identified for Warroo Shire.

Performance indicators are intended to be used collectively to determine whether or not a particular desired environmental outcome is being achieved. No one indicator should be used as a stand alone determinant of the planning scheme's performance.

These indicators will not be used in the assessment of particular development applications. Rather, they will be used in reviewing the planning scheme or in any earlier monitoring that Council may wish to undertake. They are intended to provide guidance on, rather than a definitive measurement of, the performance of the planning scheme.

Some data sets may be generally available now and updated regularly, whilst other sources may need to be purpose specific surveys or investigations commissioned at the time of the next planning scheme review. However, this will be dependent on the resources available to Council and any relevant state agency at the time. In addition, some matters may be the primary responsibility of an agency other than the Council and access to data or undertaking required investigations will be dependent on the co-operation of such agencies.

Consideration should be given not only to the level of performance against the indicators but also to the underlying reasons for the performance; that is, an attempt should be made to understand the factors that may be causing a particular result. It should be noted that some of these factors may well be outside Council's control; such factors may include, for example, the general economic climate or seasonal variations that affect such things as water quality/quantity, agricultural activities and the like. Indicators on which the planning scheme may have only a partial influence are generally identified as being broad based indicators in the following table.

The performance indicators for the planning scheme are stated in column 2 in the table opposite the corresponding desired environmental outcome.

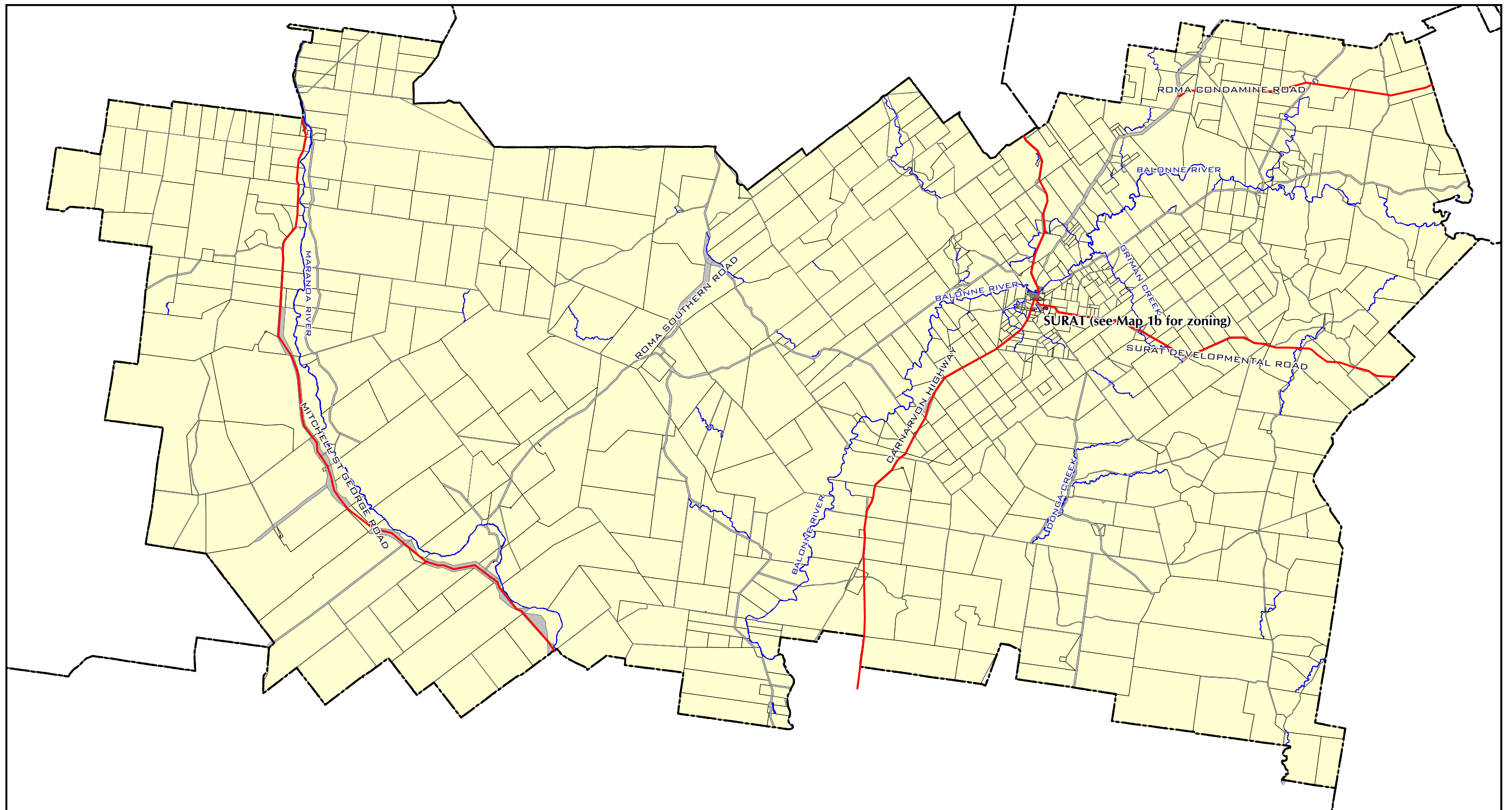
Table 6.1: Performance Indicators

Relevant Planning Scheme Section	Desired Environmental Outcome	Performance Indicators
2.2.1	The Economy	
	a. The Shire has a predominantly agricultural-based economy. Future economic activity has built on the Shire's agricultural and other natural resources (including gas, minerals and extractive materials).	<ul style="list-style-type: none"> i. Number and type of approvals for non-agricultural activities in rural areas. ii. Number and type of approvals given for new intensive animal or other rural based activities. iii. Whether a regional assessment of extractive resources and their haul routes has occurred. iv. Whether any further policies or other means of protecting extractive resources has been implemented. v. Change in value or productivity of the Shire's primary industries. vi. Change in area of good quality agricultural land in productive use. vii. Extent of identified mineral resources being extracted.
	b. Other non-agricultural/ non-natural resource-based forms of land use or development have not compromised the ecologically sustainable use of the Shire's economic resources.	As above
	c. The tourism industry is based on the Shire's location, cultural heritage and rural character.	<ul style="list-style-type: none"> i. Number and type of approvals given for new tourist accommodation and attractions based on rural, cultural or eco-tourism themes.
	d. The Shire is economically strong and is an attractive place to live, work, conduct business and visit.	<ul style="list-style-type: none"> i. Whether heritage/streetscape protection controls have contributed to or detracted from achieving the land use intent for the town of Surat. ii. Expansion of the employment base of the town of Surat. iii. Increase in the amount and range of government and community facilities serving the Shire in the town of Surat. iv. Increase in the amount and range of businesses serving the Shire in the town of Surat.
2.2.2	Cultural, Economic, Physical and Social Well-being	
	a. Elements that collectively create the Shire character are conserved and/or enhanced: <ul style="list-style-type: none"> i. Corridors of intact vegetation following the Maranoa and Balonne Rivers are maintained; ii. The ecological diversity of the Thomby Range is intact; iii. The traditional rural township character of Surat and the surrounding district are maintained; iv. Surat has a compact urban area with a range of housing choices meeting community needs, and a distinct boundary with the rural environment; and v. Outlying settlements have consolidated and include a range of low-order community facilities and services meeting local resident needs 	<ul style="list-style-type: none"> i. Changes to important views as a result of development that occurred after the commencement of this planning scheme. ii. Changes to each landscape character element as a result of development that occurred after the commencement of this planning scheme, for example: <ul style="list-style-type: none"> ▪ visible non rural forms of development in parts of the shire outside of Surat township; ▪ losses of original buildings in urban areas; ▪ extent of urban sprawl; and ▪ amount of road side advertising. iii. Community satisfaction with the overall character of the Shire and the design quality of new development.

Relevant Planning Scheme Section	Desired Environmental Outcome	Performance Indicators
	b. Places of cultural heritage significance in the Shire are effectively conserved. New development has sensitively responded to these places.	i. Number of approvals for demolition or removal of heritage dwellings from the Shire. ii. Number of applications for reuse of heritage dwellings. iii. Number of development applications approved that required information requests or conditions relating to cultural heritage. iv. Whether the Shire's heritage places are actively used and maintained in a sensitive manner.
	c. A range of business ventures have established including home occupations. The Shire's urban and rural communities are provided with services, facilities and employment opportunities that meet community needs.	i. Number and type of new commercial, tourism or industrial activities established in rural areas after the commencement of this planning scheme. ii. Number and type of home based businesses established in residential areas after the commencement of this planning scheme. iii. Increase in the range of services and facilities in Surat.
	d. The town of Surat, together with outlying settlements, provides a strong community focus.	i. Levels of community satisfaction regarding access to and availability of services and facilities.
	e. Physical and social infrastructure is efficiently provided at sufficient levels that maintain acceptable environmental standards.	i. Adequacy of infrastructure standards required of development that occurred after the commencement of this planning scheme in avoiding risk to the environment or public health.
	f. The Shire has transport corridors and facilities, including the aerodrome, that facilitate safe and efficient movement of people and goods.	i. Efficiency and capacity of Shire's transport infrastructure.
	g. A network of local roads and a mix of land uses provide for maximum accessibility for pedestrians, cyclists and public transport.	i. The extent to which development that occurred in the urban zone after the commencement of this planning scheme provided for disabled access and for pedestrian, cyclist and public transport networks with a high level of safety and connectivity.
	h. Development is located and operated in a manner that minimises risks and hazards, such as bushfire and flooding and impacts on surrounding uses.	i. Amount and type of development that occurred after the commencement of this planning scheme that was impacted by risks and hazards, such as bushfire and flooding.
	i. Conflicts between different activities in urban areas have been minimised; and	i. Number of complaints and investigations regarding land use conflicts.
	j. On-going activities in industrial and commercial areas operate to high environmental standards.	i. Number of complaints and investigations regarding operation of commercial and industrial uses.

Relevant Planning Scheme Section	Desired Environmental Outcome	Performance Indicators
2.2.3	Ecological and Natural Systems	
	<p>a. The health of ecological systems and the biodiversity they support is maintained:</p> <ul style="list-style-type: none"> i. areas with significant nature conservation values are protected; ii. the natural environment is integrated into the urban and rural fabric; iii. water supply, stormwater and effluent control is provided to a standard that has avoided risk to the environment; and iv. adverse environmental impacts have been avoided or minimised. 	<p>The following indicators relate to desired environmental outcome 2.2.3.(a) and 2.2.3.(b).</p> <ul style="list-style-type: none"> i. Number and type of applications for which an information request has been made and subsequently supplied for: <ul style="list-style-type: none"> < an ecological or hydrological study; < a comprehensive assessment of environmental impacts; or < an assessment of riparian values and impacts on them.
	<p>b. Development at a catchment level is undertaken in a sustainable and integrated manner:</p> <ul style="list-style-type: none"> i. the viability of agricultural lands is protected; ii. water resources, water quality and environmental flow regimes within and leaving the Shire are protected; iii. salinity and soil degradation are effectively managed; iv. riparian areas of high ecological and physical integrity are protected; and v. flood plains have been managed to ensure natural drainage regimes are conserved and flooding risks are minimised. 	<ul style="list-style-type: none"> ii. Number and type of approvals granted subject to the requirement to: <ul style="list-style-type: none"> < reinstate/remediate riparian vegetation and/or provide for a riparian buffer; < transfer to public ownership or otherwise secure the protection of valuable habitat; and < implement measures to mitigate potential impacts. iii. Instances of impact on the natural environment occurring as a result of the operation of particular development or by complaints (about impact) made to State agencies and to the Council, occurred after the planning scheme came into force. iv. Number and type of instances in which the amalgamation, or further subdivision of rural land has been approved. v. Change in level of species diversity in the Shire. vi. The relationship of the water quality in the Maranoa and Balonne River to the acceptable standards given in the ANZECC Guidelines 2000 or other accepted industry standard.

7. Maps

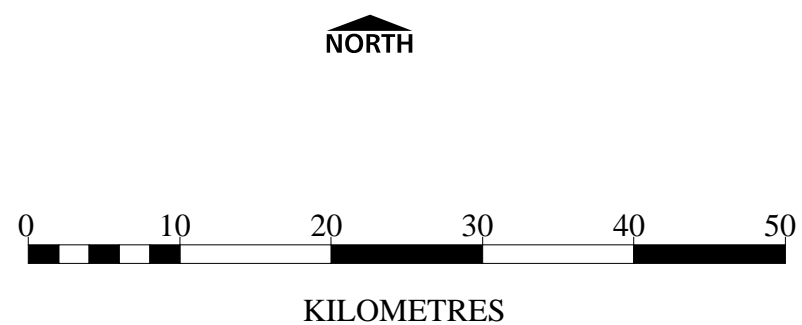


DMR Road

Shire Boundary

Zoning

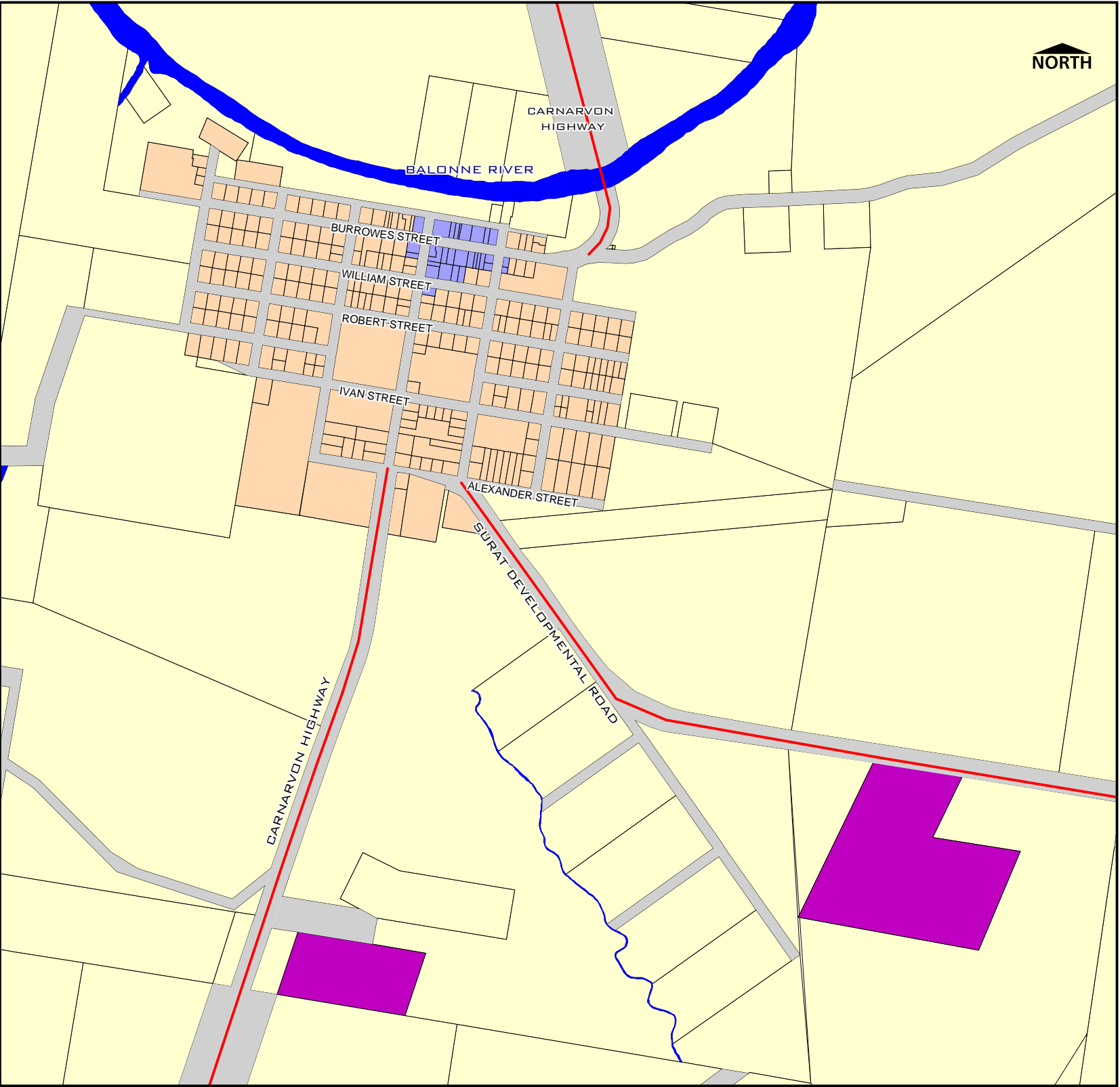
- Commercial
- Industrial
- Residential
- Rural



Warroo Shire Planning Scheme

Map 1a - Zoning (Shire wide)

Project:	Warroo Shire Planning Scheme	Datum:	AGD 84 Zone 55
Client:	Warroo Shire Council	Scale:	1: 500 000
Job Number:	84P142A	Author:	KLD
Date:	11/8/03	Checked:	11/8/03
	Drawing Number: 1	File:	\\drf\gis\warookd.wor



DMR Road

Zoning

- Commercial
- Industrial
- Residential
- Rural

Warroo Shire Planning Scheme

Map 1b - Zoning (Surat)

Datum: AGD 84 Zone 55

Scale:

Author: KLD

Checked: 11/8/03

Project: Warroo Shire Planning Scheme

Client: Warroo Shire Council

Job Number: 84P142A

Date: 11/8/03

File: \\drf\gis\warookd.wor

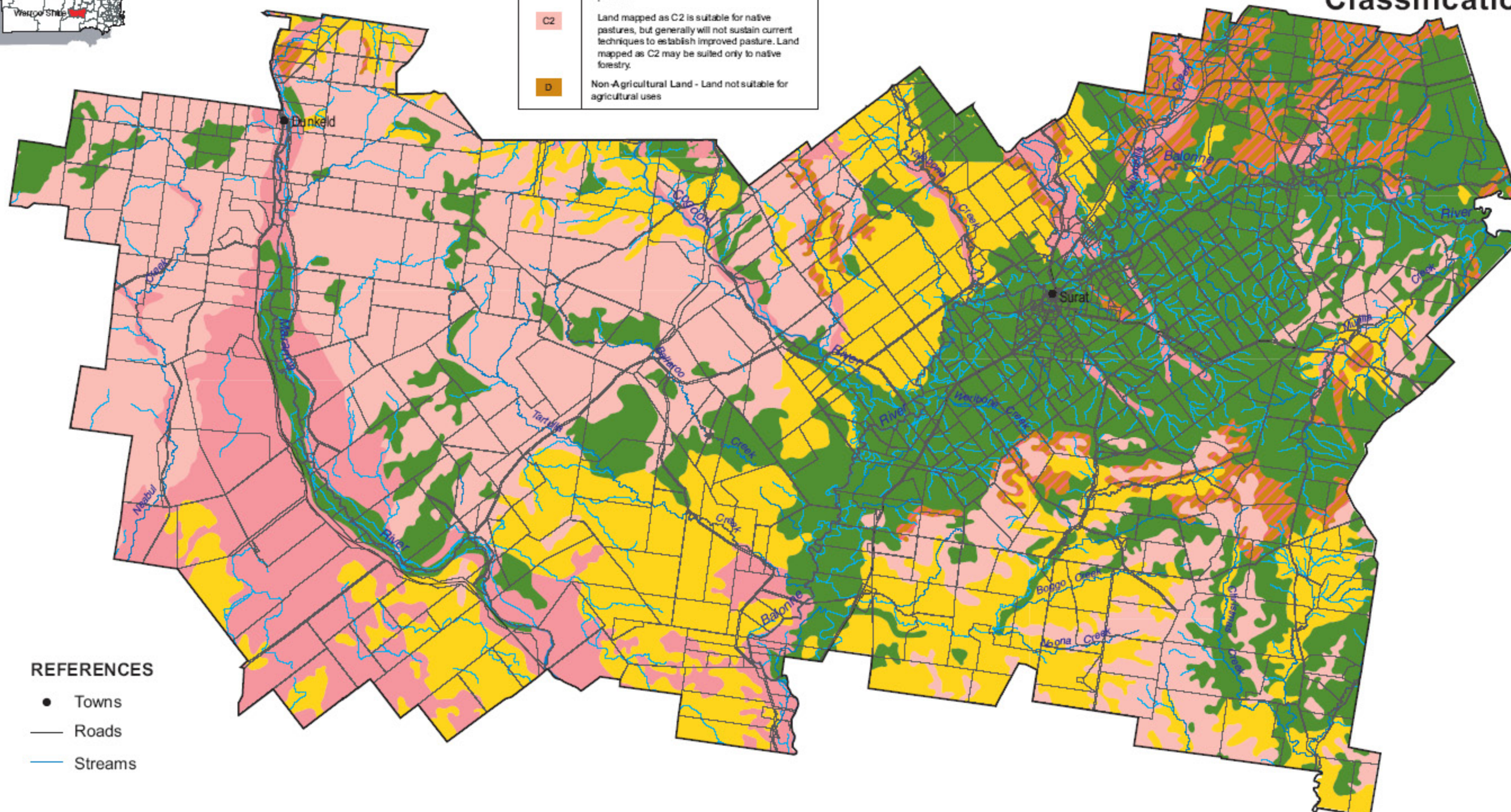
Revision: A

Drawing Number: 1b

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WARROO SHIRE Agricultural Land Classification

Agricultural Land Class	Definition of Agricultural Land Class
A	Crop Land - Land suitable for current and potential crops
B	Limited Crop Land - Land Marginal for current and potential crops; and suitable for pastures.
C	Pasture Land - Land suitable only for improved or native pastures.
C1	Land mapped as C1 is considered not suitable for cropping but is suitable for establishing improved pasture.
C2	Land mapped as C2 is suitable for native pastures, but generally will not sustain current techniques to establish improved pasture. Land mapped as C2 may be suited only to native forestry.
D	Non-Agricultural Land - Land not suitable for agricultural uses



REFERENCES

- Towns
- Roads
- Streams

NOTE: Two codes in a mapped area indicate a complex unit of two agricultural land class areas which cannot be separated at the current mapping scale.

Represents a complex unit which includes both C and D class land.

Agland data adapted from Macnish (1983) [ATR].

Cadastre extracted from the Digital Cadastral DataBase (DCDB)
Department of Natural Resources and Mines, November 2003.



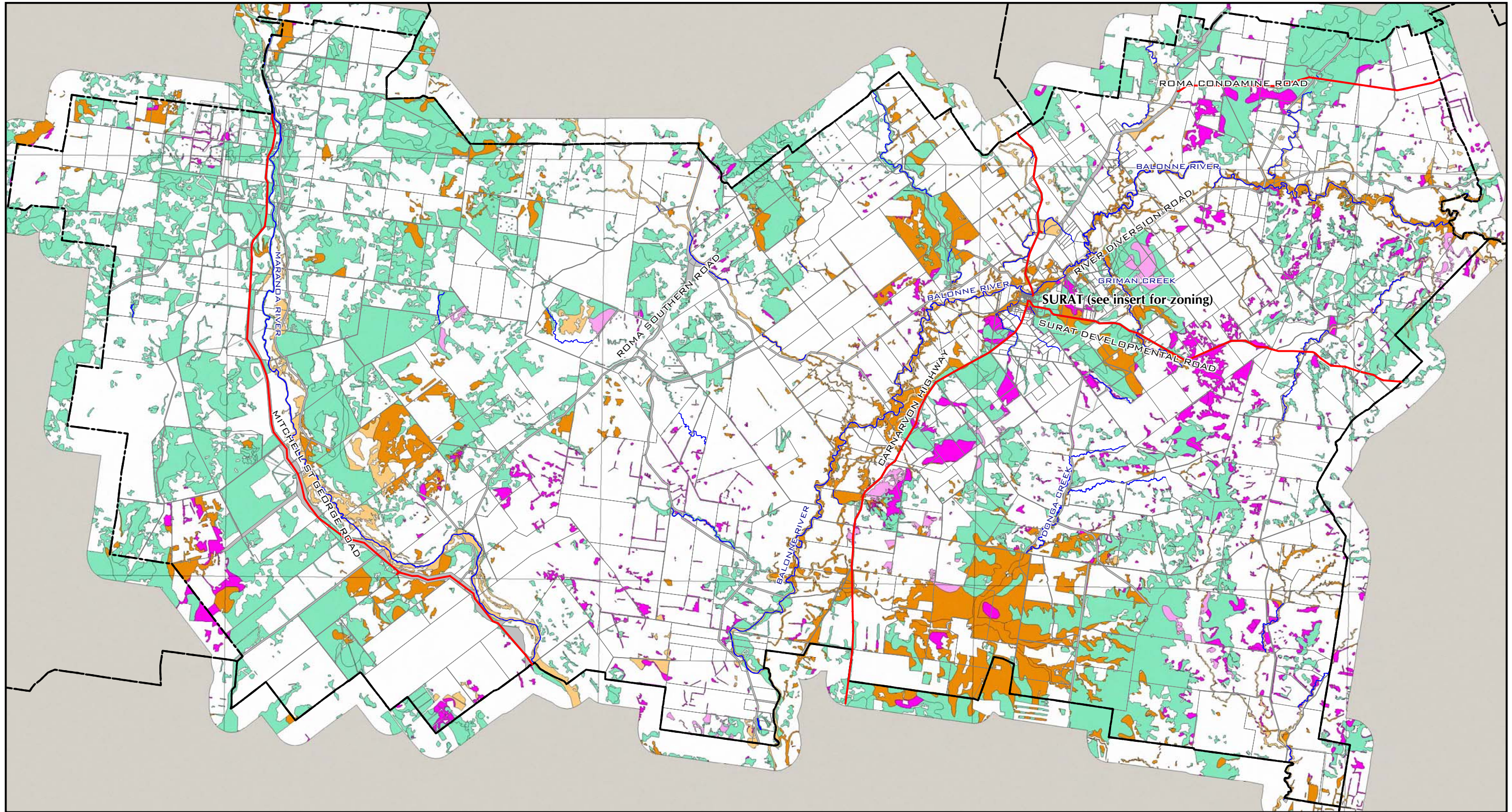
SCALE 1:550 000



Base data was obtained from the Australian Surveying & Land Information Group (AUSLIG). The data was primarily sourced from the 1:250 000 scale National Topographic Map Series. No Responsibility can be accepted by the Department of Natural Resources for the accuracy of this data.

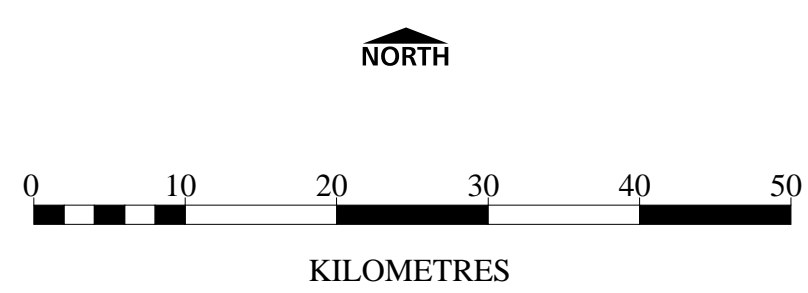
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Produced by Graphics Unit, NR&M, Toowoomba, February 2004
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Legend

- Endangered - Dominant
- Endangered - Sub-dominant
- Of Concern - Dominant
- Of Concern - Sub-dominant
- Not Of Concern
- Non-remnant / regrowth
- Plantation forest
- Water



Warroo Shire Planning Scheme	
Map 4 Regional ecosystems	
Datum: AGD 84 Zone 55	
Scale: 1: 500 000	
Author: AG	
Checked:	
File: \drftgis\warookd.wor	
Project: Warroo Shire Planning Scheme	
Client: Warroo Shire Council	
Job Number: 84P142A	Revision:
Date: 29/6/04	Drawing Number:

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1992